

FOR SALE

# GUARDIAN INN HOTELL

550 COMMERCE DR LE CENTER, MN 56057



## LOCATION DESCRIPTION

Follow MN-99 E to E Commerce Dr in Le Center. Turn left onto E Commerce Dr. Location will be on the left.

## PROPERTY HIGHLIGHTS

- 22 guest rooms with interior corridors, 16 featuring attached garages
- Large 3-bedroom home with 2 full baths and unfinished basement
- Full bath rough-in and egress windows in the basement
- Ample parking and additional land for potential expansion
- Located next to the new \$30 million Le Sueur County Justice Center

## PROPERTY DESCRIPTION

Guardian Inn – Unique 22-Room Motel with Attached Garages & Expansion Potential

Introducing the Guardian Inn of Le Center, a rare and versatile motel investment opportunity! This 22-room property features interior corridors and offers a unique amenity—16 rooms with attached garages, providing guests with convenience and privacy.

In addition to the motel, the property includes a spacious 3-bedroom, 2-bathroom home, attached to the motel. The home boasts a full unfinished basement with rough-in plumbing for a third bathroom and two egress windows, offering the potential for even more living or rental space.

With its proximity to the Le Sueur County Justice Center and abundance of parking, this property is perfectly suited for business travelers, long-term stays, or guests visiting the area. Plus, the extra land provides room for future development and expansion.

This is a prime investment opportunity with endless potential! Contact us today to learn more or to schedule a tour.

## OFFERING SUMMARY

Sale Price:	\$699,000
Number of Units:	22
Lot Size:	122,380 SF
Building Size:	2,034 SF

## JON KIETZER

Broker/Owner  
507.381.1773  
jon@landmarkminnesota.com

## LANDMARK REAL ESTATE

931 Madison Ave, Mankato, MN 56001  
507.345.1599  
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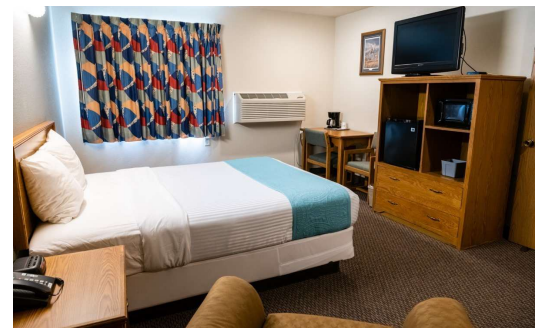
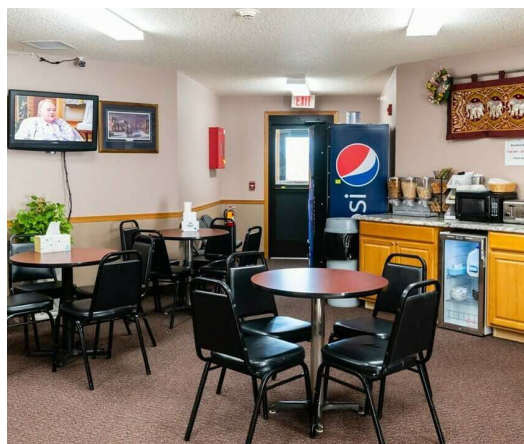
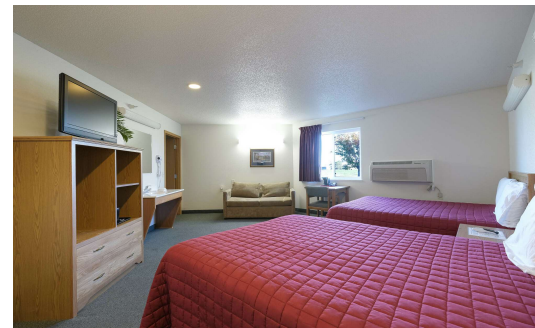
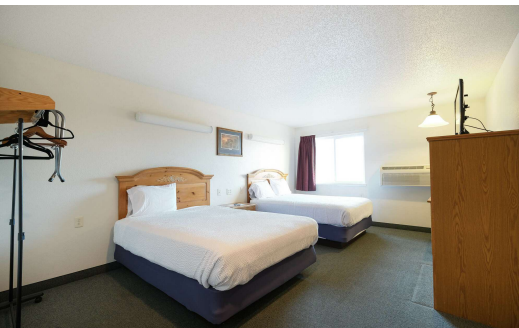
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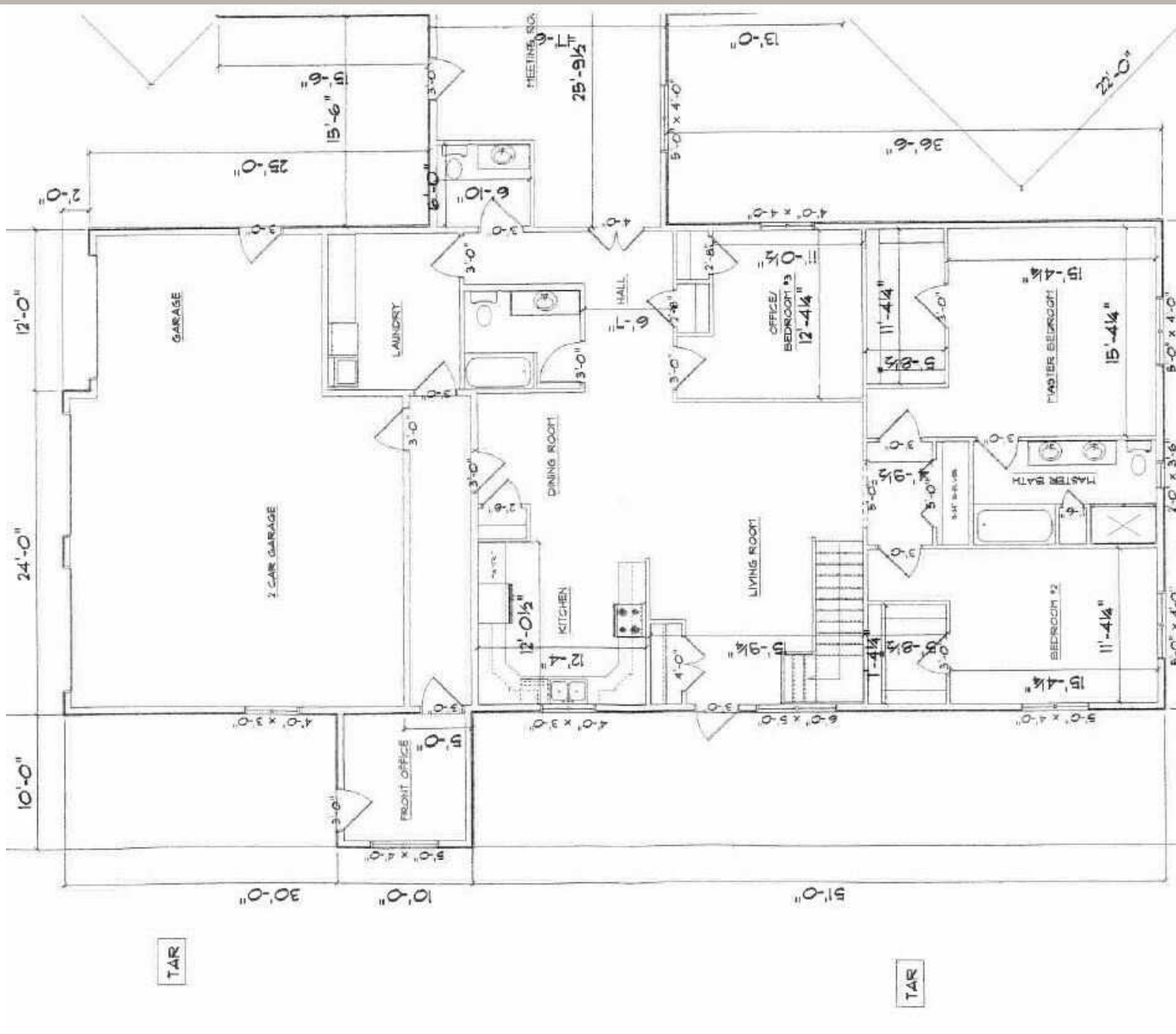
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LANDMARK  
REAL ESTATE



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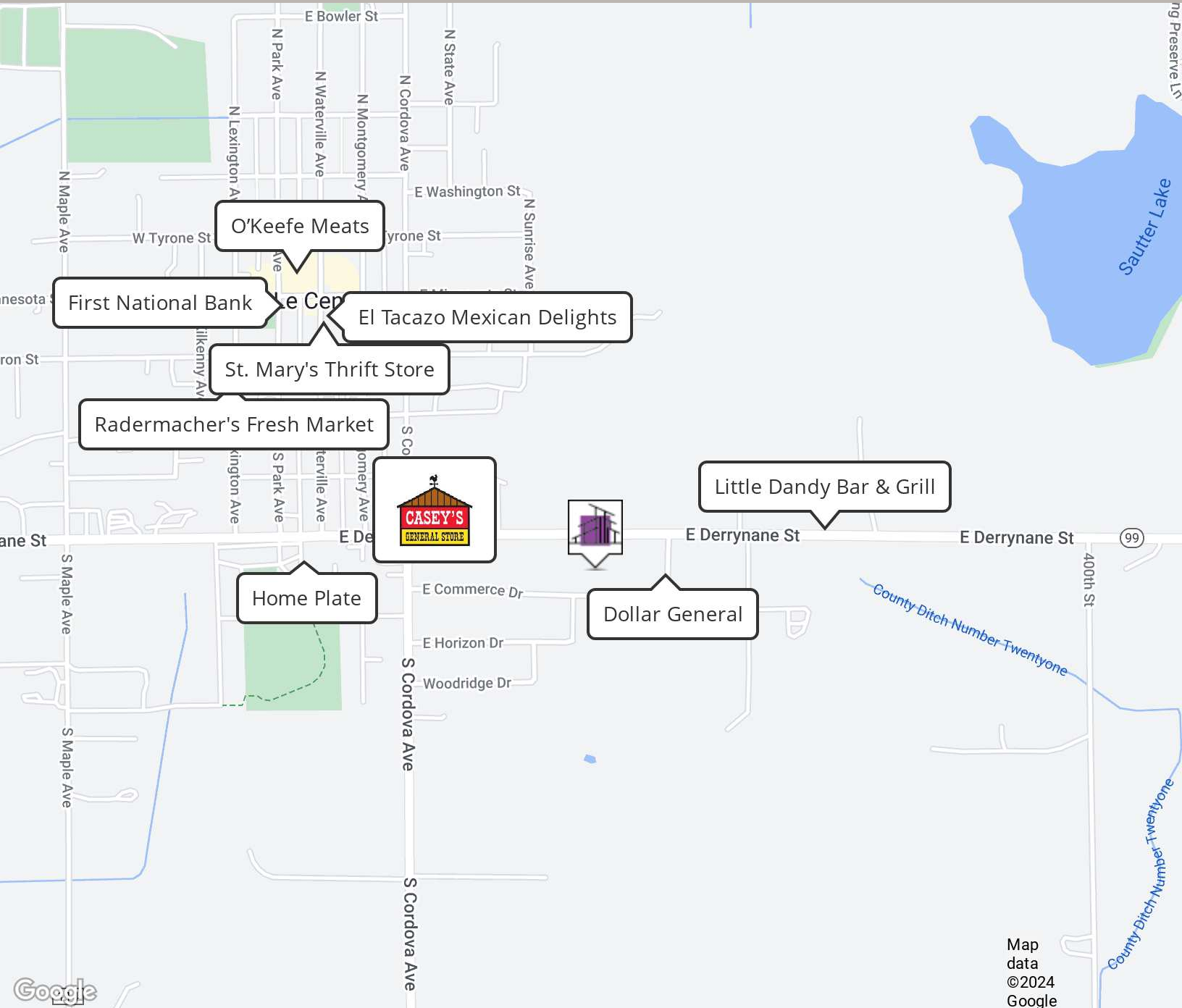
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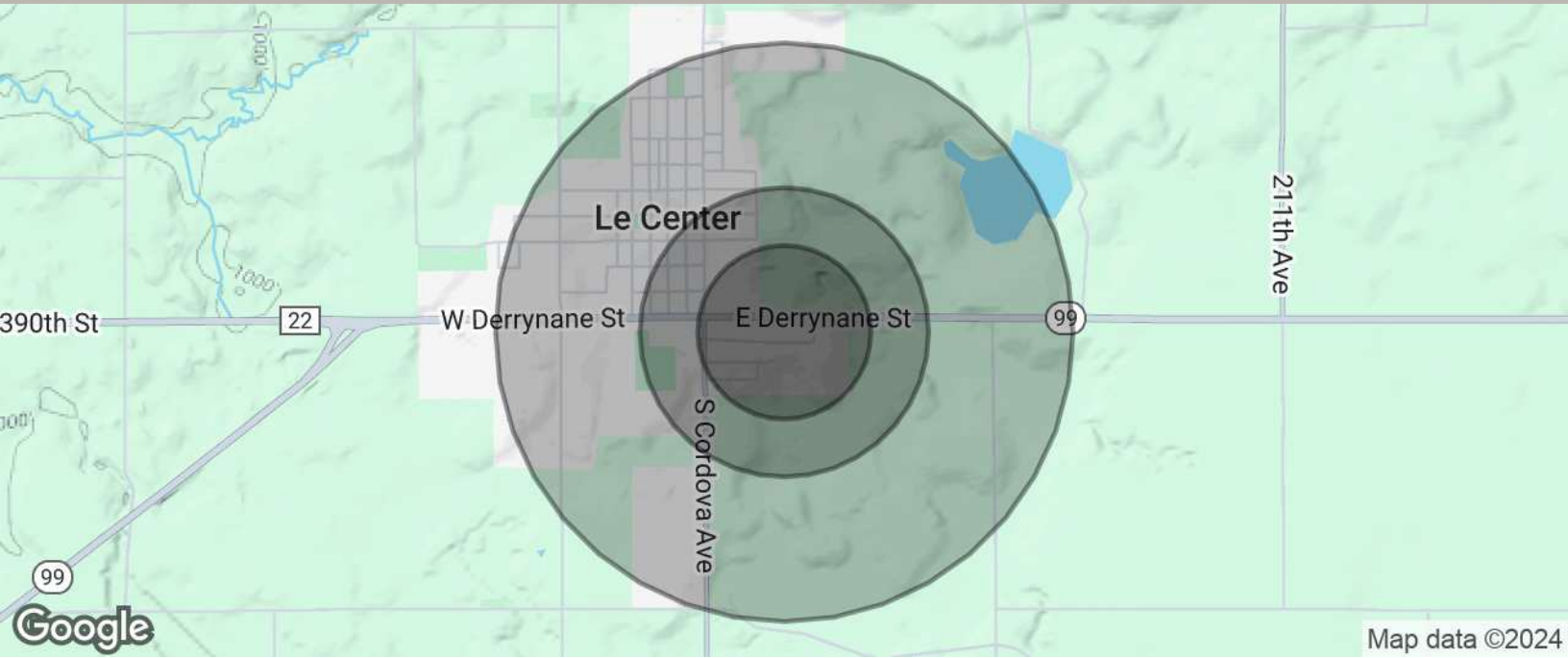
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## POPULATION

Total Population

## 0.3 MILES

## 0.5 MILES

## 1 MILE

Average Age

Average Age (Male)

Average Age (Female)

190

42

41

43

656

39

38

42

2,329

39

38

41

## HOUSEHOLDS & INCOME

Total Households

# of Persons per HH

Average HH Income

Average House Value

## 0.3 MILES

## 0.5 MILES

## 1 MILE

73

2.6

\$121,867

\$376,706

254

2.6

\$102,789

\$276,455

893

2.6

\$97,589

\$252,230

Demographics data derived from AlphaMap

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