

LAKEFRONT RESORT HOTEL FOR SALE

ALEXANDER'S LANDING

5088 E INDIANA BEACH RD, MONTICELLO, INDIANA



OFFERING SUMMARY

Price: \$1,375,000

NOI: \$160,304

Cap Rate: 11.66%

Total Units: 9

Rooms: Can Fit 56 Guests

Year Renovated: 2019



PROPERTY OVERVIEW

Wisely Commercial Realty is pleased to offer for sale Alexander's Landing located in Monticello, Indiana. Alexander's Landing is located right on Lake Shafer and only 200 yards from the entrance to Indiana Beach. A great opportunity for a new buyer to purchase a 9-unit resort hotel that can accommodate up to 56 guests. The property has solid financials and a great reputation with many repeat guests. This is a turnkey opportunity for a buyer to step in and continue running the hotel. Rated the area's top hotel in 2023.

INVESTMENT HIGHLIGHTS

- Opportunity to Own the Top Resort Hotel in the Area
- Located on Lake Shafer in Honey Creek Bay
- 9-unit hotel, that can accommodate 56 guests
- Located next to Indiana Beach Amusement Park

About Alexander's Landing

Alexander's Landing is a family-focused resort where guests can create cherished memories that will last a lifetime. Alexander's Landing has built a great reputation and has a solid base of repeat customers. They have been awarded numerous top hotel awards over the past 6 years. With over 250 reviews on Google, they have a 4.5 out of 5-star rating. We are one of the few hotels in the area that operate year round.

Alexander's Landing offers a relaxing lakeside experience where you can enjoy the sun on our two-story deck, walk over to Indiana Beach for rides and entertainment or bring a boat and leave it at one of our available docks to enjoy the open waters of Lake Shafer. Options are available to book the entire resort for family reunions, retreats or company functions. We've been asked what Alexander's Landing is for and the answer is..... everything! With 9 rooms, each having some form of kitchen, the property has something for everyone.

Alexander's Landing can sleep up to 56 guests in 9 Separate Units. We provide our guests with condo-like Suites with full-size kitchens and living rooms that overlook Lake Shafer and are less than 200 yards from the entrance of Indiana Beach.

Website: <https://www.alexanderslandingresort.com/>

Hotel Video 1 Link: <https://youtu.be/2Uk2KRcsoJU>

Hotel Video 2 Link: https://youtu.be/pPaTfmP_N_E

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