

BASECAMP 151 | TURN KEY & PROFITABLE BOUTIQUE MOTEL + COTTAGE

7847 Rockfish Valley Hwy, Afton, VA 22920

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,890,000
Building Size:	Motel - 4,620 SF 7 Units Cottage - 1,296 SF 1 Unit - 3BR/2BA
Zoning:	B1 & A1
Lot Size:	1.83 Acres
Gross Revenue:	\$269,399 Year 2023
MLS#:	658135
Disclosure:	Part Owner/Agent

PROPERTY OVERVIEW

Basecamp151 is a trendy boutique motel in one of Virginia's hottest tourism destinations. This is a fantastic opportunity for an investor seeking a unique, turn-key portfolio addition or for an owner-operator to move on-site and run their own boutique lodging facility. The property consists of two parcels, a 7-unit motel with a common area and coffee shop, and a separate 3-bedroom cottage. Located right on Nelson 151 "Brew Ridge Trail" in the middle of some of Virginia's best breweries, wineries, wedding venues, and hiking. Guests love the contact-free self-check-in option with WiFi smart locks, lush memory foam bedding, and the large backyard with fire pits. Rare B-1 zoning on Rt. 151. 2023 figures (first full year in operation): \$270k gross revenue, 36% occupancy, \$209 ADR, 45% direct bookings. Highly rated with a 4.91 Airbnb Super Host rating (190+ reviews), and 4.8 Google rating (50+ reviews). The sky is the limit on this great property, reach out today before it's too late!

For More Information:

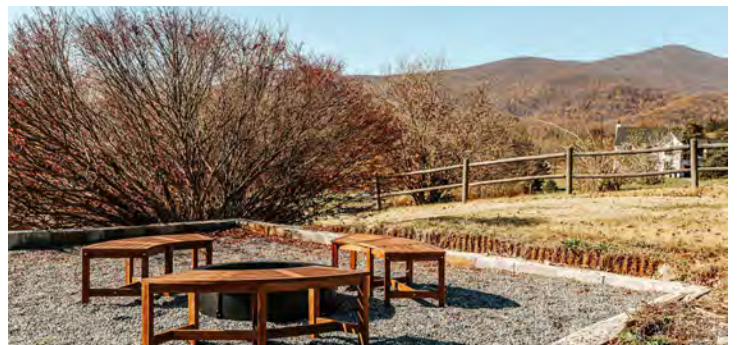
Chase Hoover
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Exterior Photos



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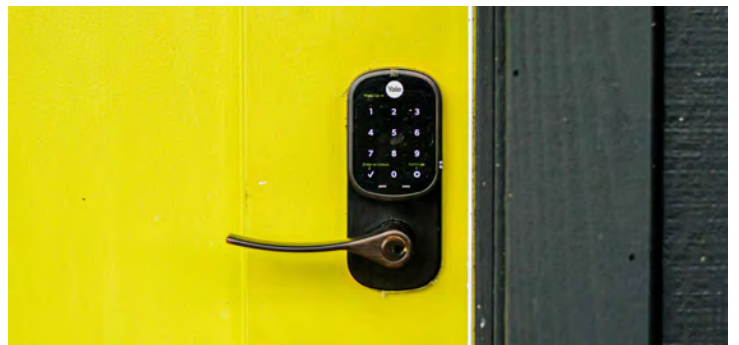
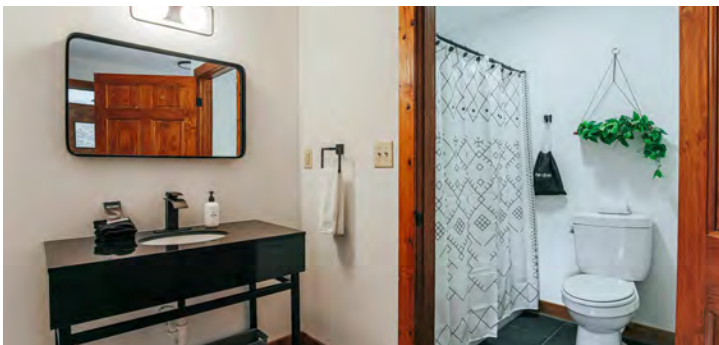
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Motel Interior Unit



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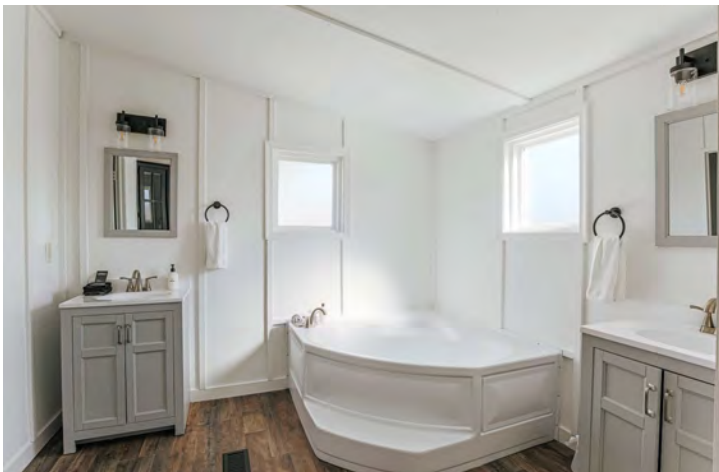
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Cottage Interior



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Route 151 - Tourist Destination



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Location Map



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