

# 3Y Motel MT. Vernon

1798 S. Wilderness Rd., Mount Vernon KY 40456



OFFERING MEMORANDUM

# 3Y Motel MT. Vernon

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*Inquire today:*

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01

Executive Summary

Investment Summary

3Y MOTEL MT. VERNON



## OFFERING SUMMARY

ADDRESS	1798 S. Wilderness Rd. Mount Vernon KY 40456
LAND ACRES	1.45
TOTAL ROOMS	45
YEAR BUILT	1975

## FINANCIAL SUMMARY

PRICE	\$949,900
PRICE PER KEY	\$21,109

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	322	4,065	6,574
2025 Median HH Income	\$36,308	\$39,703	\$42,019
2025 Average HH Income	\$53,976	\$57,936	\$62,124

- 2023 revenue \$245,000 per year  
2024 \$250,000 per year.

Seller will do seller's financing with a 40%-50% down payment.

The motel has 45 rooms for guests. Also, 1 detached house with 4 bedrooms with w/1 bathroom for the Motel manager's use.  
Also, a separate room for the main housekeeper to use







02

## Property Description

Property Features

Property Images

3Y MOTEL MT. VERNON

PROPERTY FEATURES	
TOTAL ROOMS	45
LAND ACRES	1.45
YEAR BUILT	1975

















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