



MOTEL 6 BELLINGHAM

INVESTMENT SUMMARY
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MOTEL 6 BELLINGHAM

The Motel 6 Bellingham is located in the vibrant city of Bellingham, Washington, the home to Western Washington University, the state's 3rd largest university. Bellingham's robust growth has set the stage for a flourishing business climate, attracting diverse industries and fostering economic stability. The city's strategic location near major transportation hubs, such as the Bellingham International Airport and Interstate 5, further enhances its appeal to both business and leisure travelers. With its prime location and the city's strong economic foundation, the Bellingham Motel 6 is strongly positioned for upward growth in the market.

SUMMARY OF FACILITIES AND AMENITIES

Address 3701 Bill McDonald Pkwy Bellingham, WA 98225

Guestrooms 60 (29 Single Queen; 31 Double Full)

Year Built 1969

Number of Stories 2

Tenure / Labor Fee Simple / Non-union

Other Amenities & Services

- Outdoor swimming pool
- Pet-friendly
- Complimentary Wi-Fi
- Laundry
- Vending machines

Site Area +/- 1.38 acres

Zoning Urban Village

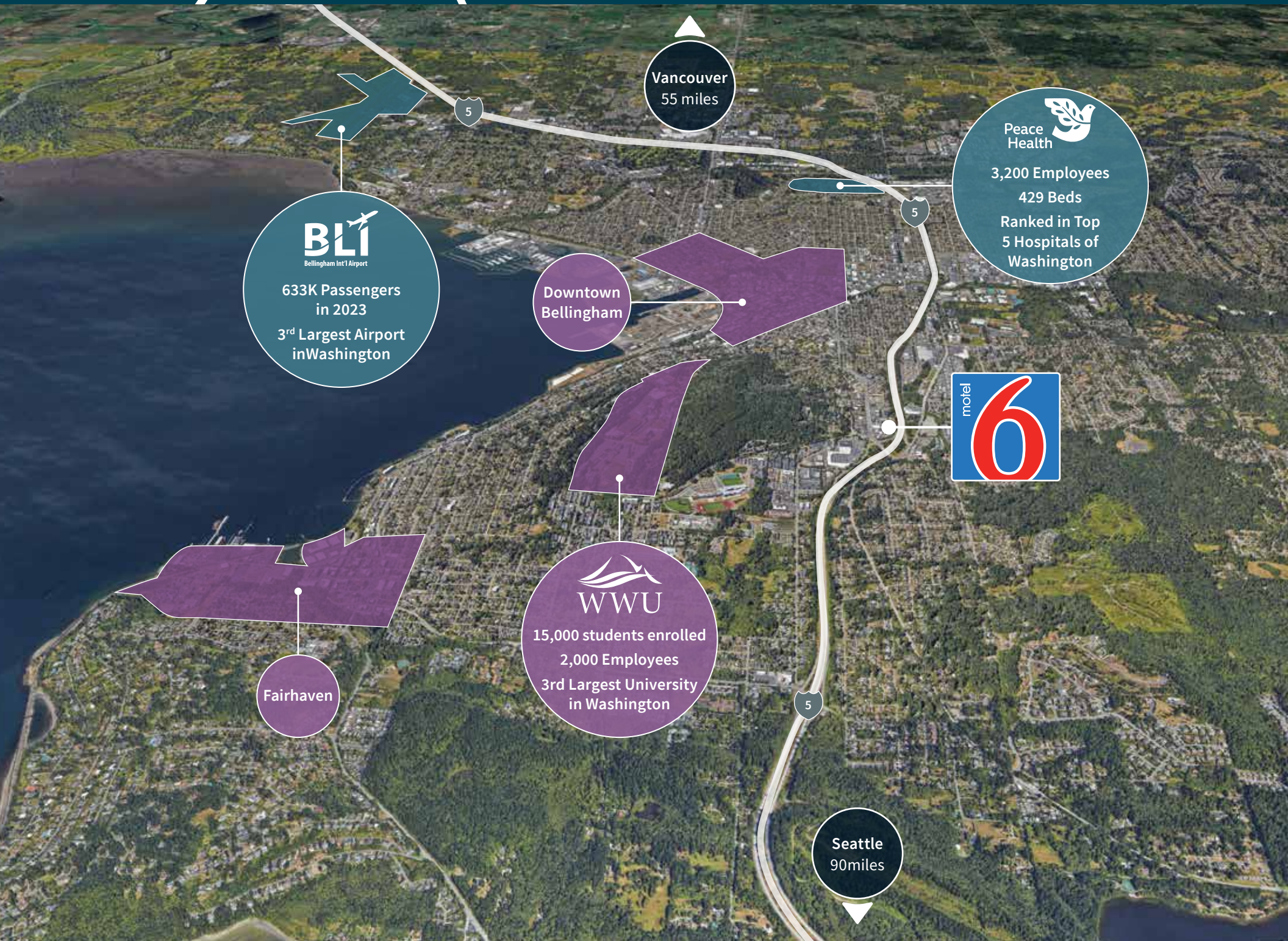
Tenure Fee simple



KEY INVESTMENT HIGHLIGHTS

- Strategically located alongside Interstate 5 Highway (I-5), the Property benefits from being within 50 miles of Vancouver, BC and 90 miles of Seattle, two iconic gateway cities on the West Coast.
- Located less than a mile from the Property is Western Washington University (WWU), the 3rd largest university in the state of Washington, with a total enrollment of approximately 15,000 students. WWU is a large demand driver for the region and is the 2nd largest employer in Bellingham.
- The 13th largest hospital in Washington, St. Joseph Medical Center, is located less than 3 miles from the Property and is the largest employer in Bellingham, with approximately 3,600 employees.
- The Property is in good condition but could benefit from a targeted renovation. New ownership has significant opportunity to grow the bottom line through capital improvements, hands on management, and substantially improved expense controls.
- The Property is located within a Qualified Census Tract (QCT), that is designated by the U.S. Department of Housing and Urban Development (HUD). This allows a new owner the opportunity to explore re-development to take full advantage of tax incentives, financing options, and or priority considerations for affordable housing developments.
- A new owner could explore the opportunity to convert the existing guestrooms into multifamily units. The city of Bellingham has declared there is a housing crisis and more affordable units are needed to supplement the rising cost of rent in the region.
- With the current inflationary environment putting upward pressure on construction costs and higher interest rates increasing the cost of construction debt, the Property presents investors with an opportunity to purchase an asset in a stable submarket for a substantial discount to replacement cost. Furthermore, there are not hotels under construction in Bellingham, allowing the Property to maximize the lack of supply entering the market.
- The Property benefits from affiliation with Motel 6, a well-regarded brand with an exceptional distribution system. The franchise is highly regarded in the economy lodging sector that has forged a reputation as a reliable cost-effective choice for business and leisure travelers.
- Current ownership resides outside the state of Washington, presenting a great opportunity for an investor to improve revenue and profit margins with hands-on management.





BLI
Bellingham Int'l Airport

633K Passengers
in 2023

3rd Largest Airport
in Washington

Downtown
Bellingham

WWU

15,000 students enrolled

2,000 Employees

3rd Largest University
in Washington

Fairhaven



**Peace
Health**

3,200 Employees

429 Beds

Ranked in Top
5 Hospitals of
Washington

Vancouver
55 miles

Seattle
90 miles

CONTACTS

Further information is available from the exclusive agents:

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