

HOTEL FOR SALE

My Place Hotel

4235 Market Center Drive | King George, VA



CUSHMAN &
WAKEFIELD

THALHIMER

One BayPort Way, Suite 100
Newport News, VA 23606
www.thalhimer.com

David Butchello

Vice President

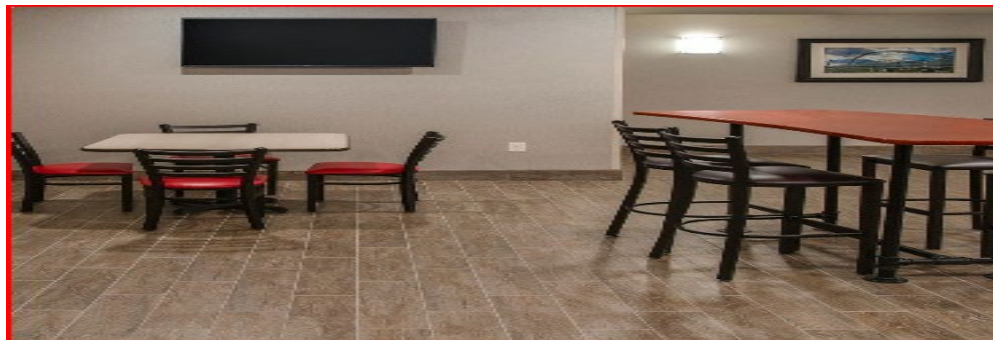
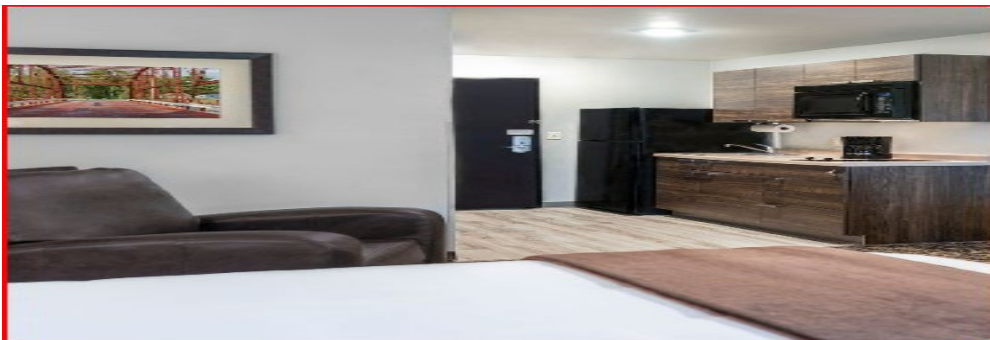
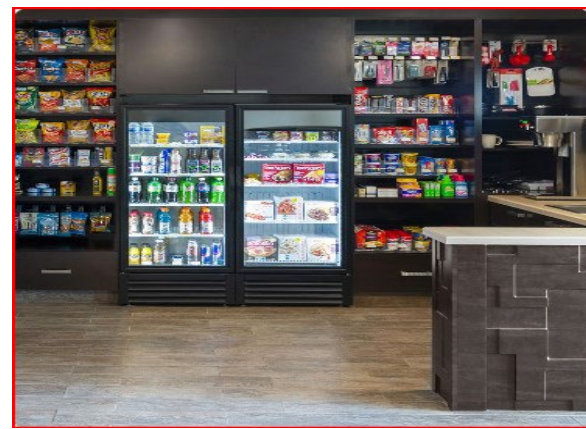
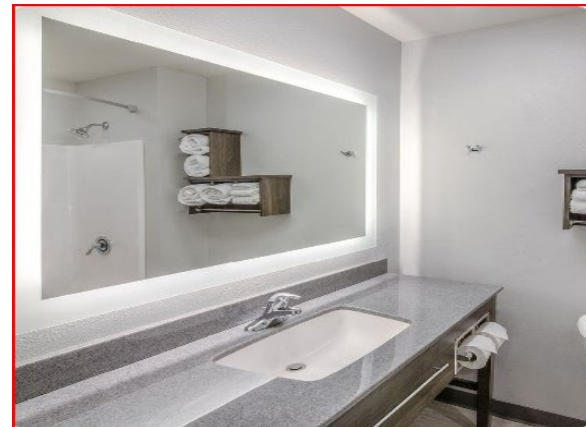
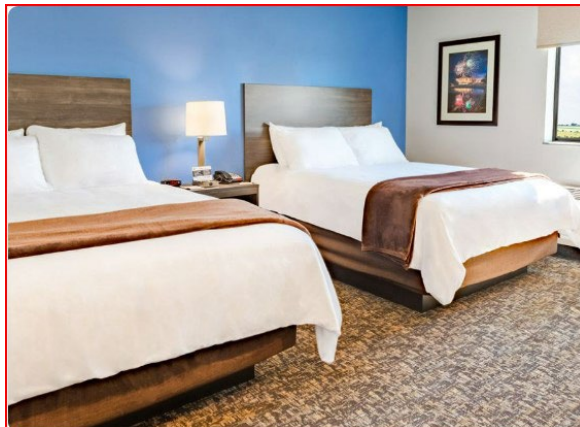
757 254 1746

david.butchello@thalhimer.com

PROPERTY INFO & PICTURES

PROPERTY FEATURES

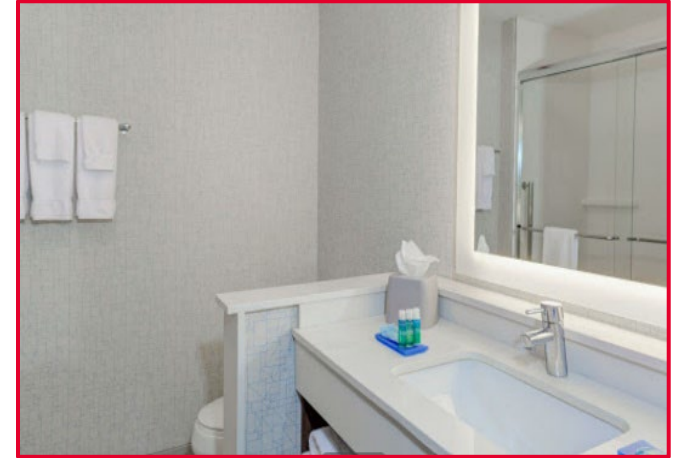
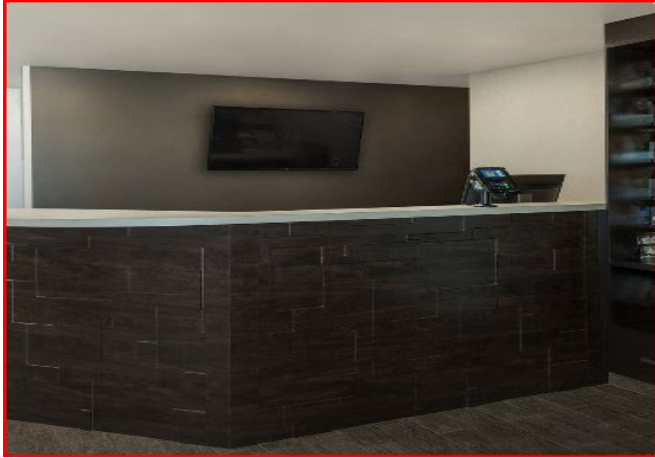
- Sale Price: \$8,750,000
- Priced at a 10.2% Cap on 2022 NOI
- Sold free of management
- Only extended-stay property in the market
- 2022 “Inn of the Year” in the My Place Brand
- Property sold “as-is” Fee Simple
- Three floors consisting of 64 rooms – slab/poured concrete, wood construction, pitched shingled roof on 1.5 acres, built 2020
- Located on US route 301 across the street from the US Naval Surface Warfare Center Dahlgren campus which supports approximately 12,000 public and private employees
- **Direct contact with the hotel or anyone associated with the hotel is strictly prohibited. Property tours by appointment only.**



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman Wakefield | Thalhimer © 2023. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

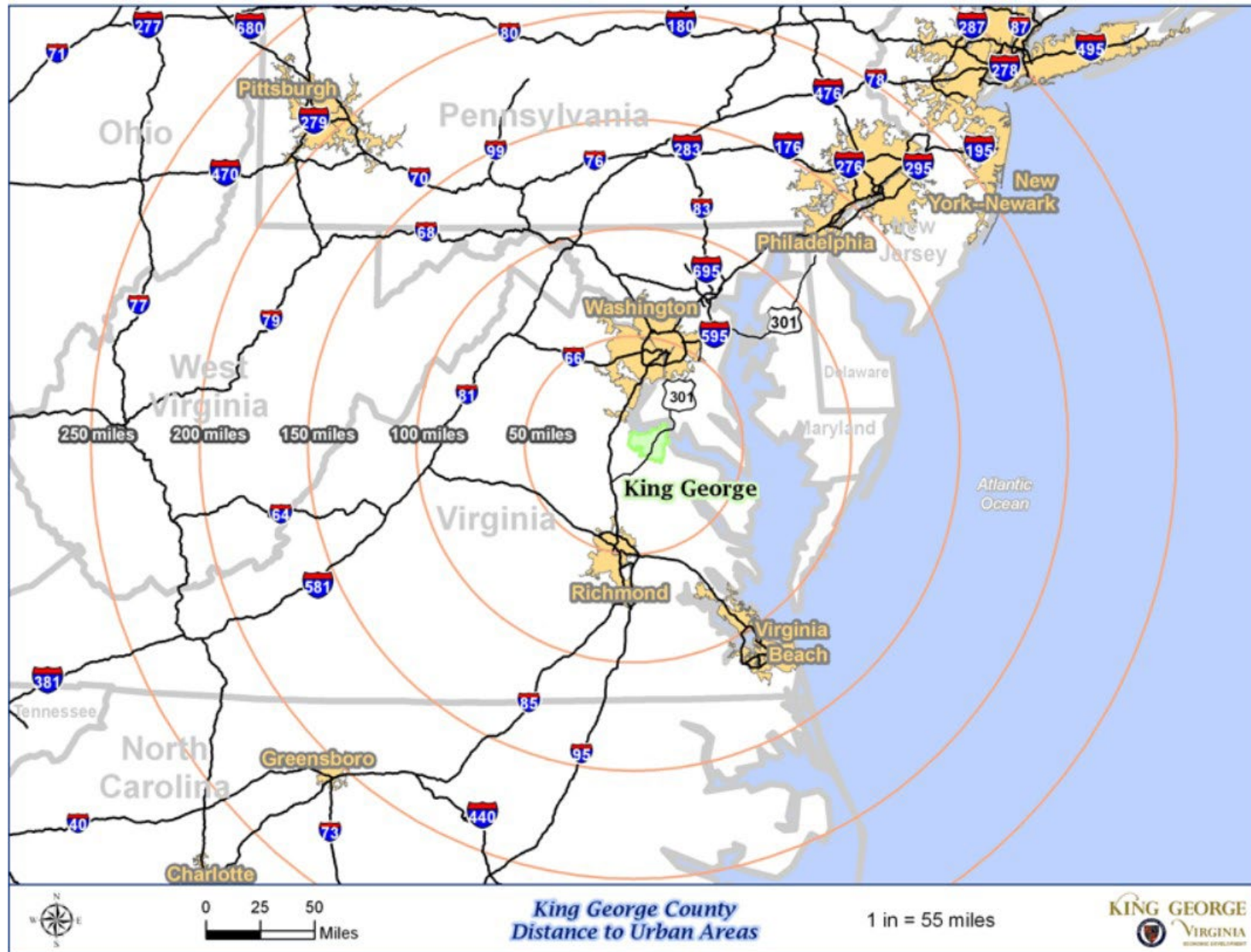
PROPERTY PICTURES



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman Wakefield | Thalhimer © 2023. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

DISTANCE MAP



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman Wakefield | Thalhimer © 2023. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.