



# 105 ROOM HOTEL

*For Sale*



## 5540 N SUNLAND GIN ROAD

CASA GRANDE, AZ 85193

### INVESTMENT OPPORTUNITY IN CASA GRANDE

**\$5,800,000**

OFFERED AT

- FEASIBILITY & PROFORMA AVAILABLE
- COULD TRANSITION TO BEHAVIORAL HEALTH OR ASSISTED LIVING
- ONCE RENOVATED, THIS IS ELIGIBLE FOR FRANCHISE OPPORTUNITIES
- LOCATED IN OPPORTUNITY ZONE
- RENOVATION PROJECT

PROPERTY TYPE: **HOSPITALITY**  
YEAR BUILT: **1974**  
BUILDING CLASS: **C**  
TENANCY: **SINGLE**  
NO. STORIES: **2**

Prestigious investment opportunity in opportunity zone of Casa Grand! Conveniently located just a few minutes away from restaurants and easy access to I-10. Spacious parking lot, mountain views, pole sign, and palm trees galore. Remodel and maintain as a hotel or convert to assisted living facility or nursing home. This two-story 49,682 SF property has 40 single units and 65 double units for 105 total units. Discover ample bedrooms with abundant natural light, fenced in pool in the courtyard, conference room, banquet hall, kitchen, restaurant, and manager suite. This property is comprised of 2 parcels and 3.91 acres on a private well. This beauty can be the new favorite destination of locals and travelers. Take advantage of this opportunity to own this property with endless potential.

**3.91**  
LOT SIZE

**49,683**  
BUILDING SIZE

**105**  
Rooms



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MY INNOVATIVE APPROACH TO REAL ESTATE MARKETING GIVES ME A COMPETITIVE ADVANTAGE.

Meet

# LINDSAY MOZENA-KRATER

Lindsay is the Founder of the Real Estate Team, Vista Group. Based out of Phoenix, Arizona serving the Phoenix, Tucson, and Northern AZ Markets. Vista Group offers services in Land, Luxury, and Commercial with a primary focus in Medical Space, Multifamily, & Industrial. Lindsay started her Real Estate Career in 2014 and founded Vista Group in 2017.

Passionate about real estate, Lindsay has crafted a full service experience for clients with Land, Development, Residential, and Commercial services. Lindsay is a Guild Elite Designated Luxury Home specialist, the prestigious distinction recognizing the best of the best with proven performance in the multi-million dollar market. She is able to navigate the property purchase process across shifting markets successfully. She takes the time to truly understand what her clients needs and wants are and her unmatched vision and determination turns those dreams into a reality.

<b>8 +</b> TEAM MEMBERS	<b>250+</b> Properties SOLD (2017)	<b>\$100M</b> Volume SOLD (2017)	<b>100%</b> SUCCESS RATE
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UNTRADITIONAL. UNCONVENTIONAL.  
WE ARE REALTY**ONE**GROUP

LET'S TALK. CONTACT ME TODAY.  
480.266.7656

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