

Western Inn Marietta

2682 Windy Hill Rd, Marietta GA 78402



OFFERING MEMORANDUM

Western Inn Marietta

CONTENTS

01 Executive Summary

Investment Summary

02 Property Description

Property Features

Property Images

Inquire today:

Silvestre Madrigal

Century 21 Commercial

(562) 843-3495

c21ccgroup@gmail.com

CalDRE #01363650



01

Executive Summary

Investment Summary

WESTERN INN MARIETTA

OFFERING SUMMARY

ADDRESS	2682 Windy Hill Rd Marietta GA 78402
LAND ACRES	1.48
TOTAL ROOMS	87
YEAR BUILT	1984

FINANCIAL SUMMARY

OFFERING PRICE	\$3,999,998
PRICE PER KEY	\$45,977





02

Property Description

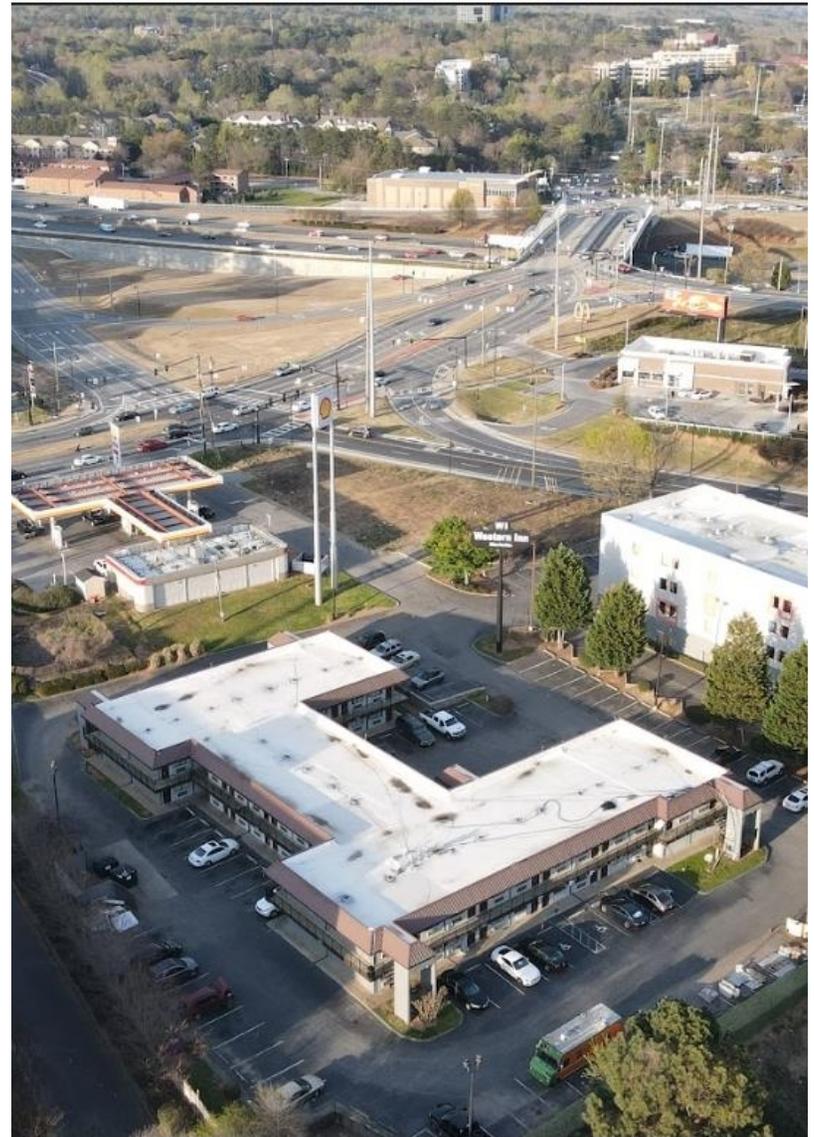
Property Features

Property Images

WESTERN INN MARIETTA

PROPERTY FEATURES

TOTAL ROOMS	87
LAND ACRES	1.48
YEAR BUILT	1984
GBA	23408
NUMBER OF STORIES	2















WI
Western Inn
Marietta



Western Inn Marietta

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Century 21 Commercial Cornerstone Group and it should not be made available to any other person or entity without the written consent of Century 21 Commercial Cornerstone Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Century 21 Commercial Cornerstone Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Century 21 Commercial Cornerstone Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Century 21 Commercial Cornerstone Group has not verified, and will not verify, any of the information contained herein, nor has Century 21 Commercial Cornerstone Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Inquire today:

Silvestre Madrigal
Century 21 Commercial
(562) 843-3495
c21ccgroup@gmail.com
CalDRE #01363650