



QUALITY INN

CHAMBERSBURG

1435 DORON DRIVE, CHAMBERSBURG, PA 17202



OFFERING MEMORANDUM

*Financials available to Qualified buyers upon executed
Agreement of Purchase*

KRUPA GIRISH PATEL | 717.877.8524

KRUPATEL728@GMAIL.COM



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AMENITIES



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UPGRADES

- 69 Total Rooms | 13 Suite Style | 56 Upgraded Guest Rooms
- Parking Lot Seal-coated 2022 & 2024
- New Breakfast area equipment including toaster w/ warranty, two grill warmers, insignia fridge, and coffee machine
- New Vending Machines + Ice Machines added to each floor
- Upgraded guest room locks
- Guest bedroom upgrades including mattresses, bedrooms, and bathroom lights
- Gym with equipment additions and floor mat changes
- Pool area upgrades including furniture and renovated bathroom along
- Landscaping redone and continuously maintained



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SURROUNDING AREA

Key Competitors (Hotels Nearby)

These form a hospitality cluster, which is actually a good sign (proven demand):

- La Quinta by Wyndham Chambersburg
- Country Inn & Suites by Radisson, Chambersburg
- Red Roof Inn Chambersburg
- Travelodge by Wyndham Chambersburg

Major Traffic Driver: I-81 Highway

The hotel is located right off Interstate 81, a major north-south route

Constant flow of:

- Truck drivers
- Road-trippers
- Business travelers

Retail & Dining Influence

- Nearby factors that attract guests:
 - Chambersburg Mall (shopping + food traffic)
 - Activate 4% Cash Back
 - Chain restaurants + fast food near exits
 - Gas stations and convenience stops



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TURNKEY OPERATIONAL BUSINESS



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