

# MOTEL REPURPOSE OPPORTUNITY IN WAYNE COUNTY



**FOR SALE**  
**2137 LINCOLN WAY EAST**  
**WOOSTER, OH 44691**  
**SALE PRICE: \$1,095,000**



## PROPERTY HIGHLIGHTS

- Available: 16,698 SF | Acres: 1.795 AC
- Price per SF: \$65.57/SF
- 40 Units Available: 1-Bedroom, 1-Bath with Shower Tub in Each Unit with their Own Mini-Split System
- 1 Apartment with Kitchen, Living Room, and Bedrooms that is Currently Rented
- On-Site Employee Laundry Facility, Fitness Center, and Heated Indoor Pool
- Utilities: Water - Well | Electric - American Electric Power (AEP) | Gas - Enbridge Gas | Sewer
- Future Buyer Cannot Operate the Property as a Motel Due to Restrictions
- Repurpose Ideas Include: Affordable/Workforce Housing, Transitional/Supportive Housing or Medical/Behavioral Health Facility
- Parking: ±30 Spaces – Can be Expanded
- Roof Replaced: 2017
- Year Built: 1987 and 1988
- 2025 Annual Real Estate Taxes: \$12,256.86



## LISTING AGENTS

**Sam Tecca**  
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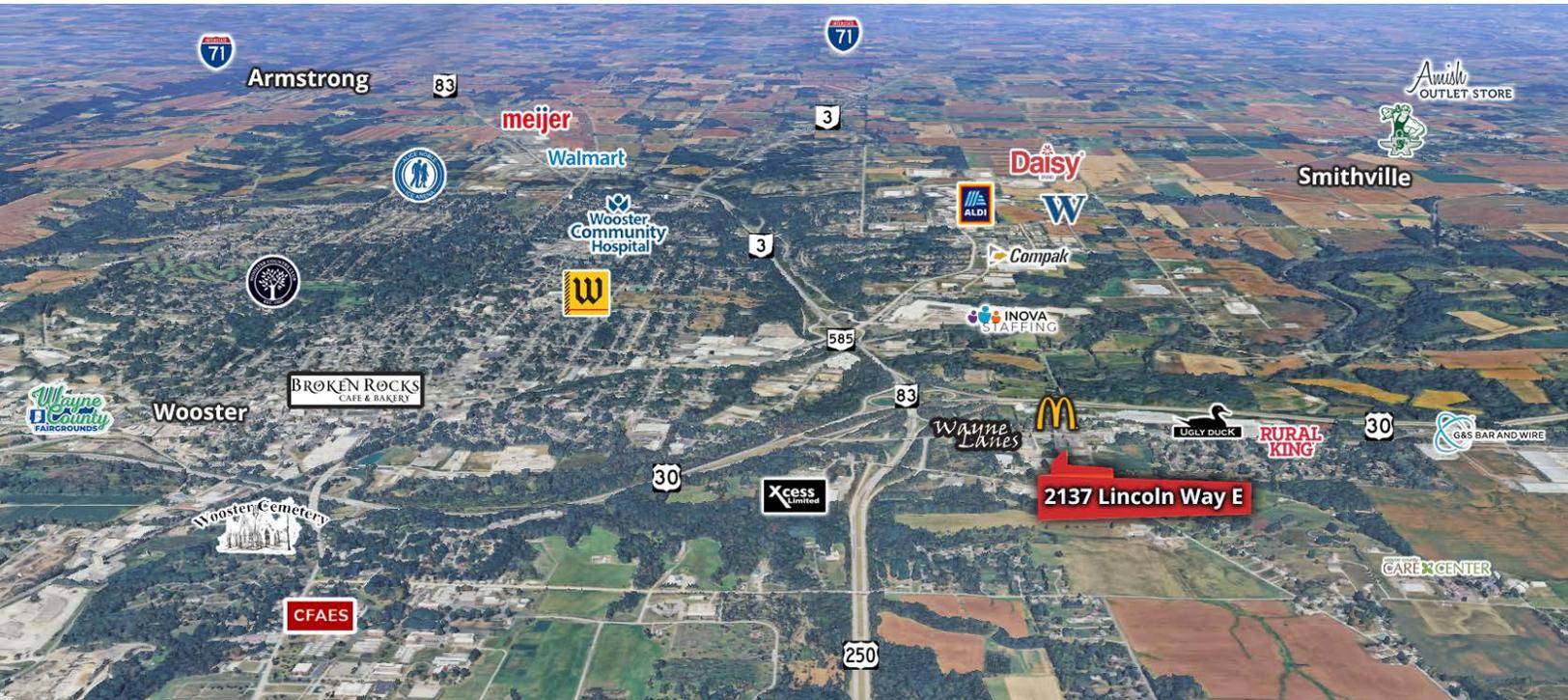
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## PROPERTY OVERVIEW

Gerspacher Real Estate Group is excited to announce this Multi-Family Redevelopment Opportunity located along East Lincoln Way in Wooster, Ohio. Formerly an expansion of Econo Lodge Wooster, the property includes 40-units each containing 1 bedroom and 1 bathroom. The units are approximately 275 SF and could be redeveloped into efficiency apartments by adding a small kitchenette within each unit. All 40 units contain their own mini-split systems which have been regularly serviced and maintained. On-site laundry facilities are also available along with a fitness center and heated indoor pool. The property itself has a parking capacity of ±70 vehicles.

## LOCATION OVERVIEW

Situated along East Lincoln Way, the property is located approximately 1.80 miles from Downtown Wooster. As one of the main corridors into Wooster, East Lincoln Way features a daily average traffic count of 18,000 vehicles. The property is situated less than 0.25 miles from Route 30, providing easy access to Akron/Canton via I-77. The College of Wooster (2 miles) and Ohio State University Agricultural Technical Institute (2.8 miles) provide a consistent draw for visitors and students alike. Wooster's main hospital system, Wooster Community Hospital, is also located just 3.2 miles away.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	1,307	22,970	39,412
Total Units	580	9,490	16,943
Median Income	\$59,837	\$67,615	\$69,996

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



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