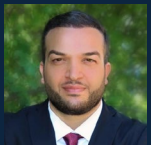




# TELEGRAPH MOTEL

16866 TELEGRAPH ROAD | DETROIT, MI

25 ROOM MOTEL ON 0.71 ACRES ALONG TELEGRAPH ROAD | RENOVATED IN 2024



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# INVESTMENT HIGHLIGHTS



**ASKING PRICE**  
\$1,650,000



**UNIT COUNT**  
25 UNITS



**YEAR BUILT**  
1966/2024



**BUILDING SIZE**  
12,474 +/- SF



**LOT SIZE**  
0.71 ACRES



**PROPERTY TYPE**  
HOSPITALITY

# INVESTMENT HIGHLIGHT

## Turnkey Asset with Recent Renovations

The property underwent a **full remodel in 2024**, offering modernized interiors and systems that reduce near-term capital expenditure for the buyer.

## Strong Visibility & High Traffic Location

Situated on **Telegraph Road**, a major commercial corridor in Detroit, the motel benefits from **excellent visibility and consistent traffic flow**, ideal for transient lodging.

## 25 Operational Units on 0.71 Acres

The motel offers a **simple unit mix** across a compact, manageable footprint—ideal for owner-operators or investors seeking cash-flowing hospitality assets.

## Value-Add or Owner-Operator Potential

Investors can explore **daily, weekly, or extended-stay models**, or reposition the asset for **alternative uses** such as workforce housing or short-term rentals.

## Strategic Location Near Key Amenities

Close proximity to **major highways, retail centers, and employment hubs** enhances guest demand and occupancy potential.

## Low Barrier to Entry in a Growing Market

Detroit's hospitality and real estate markets continue to show signs of revitalization, offering **upside potential** at a relatively **low acquisition cost**.

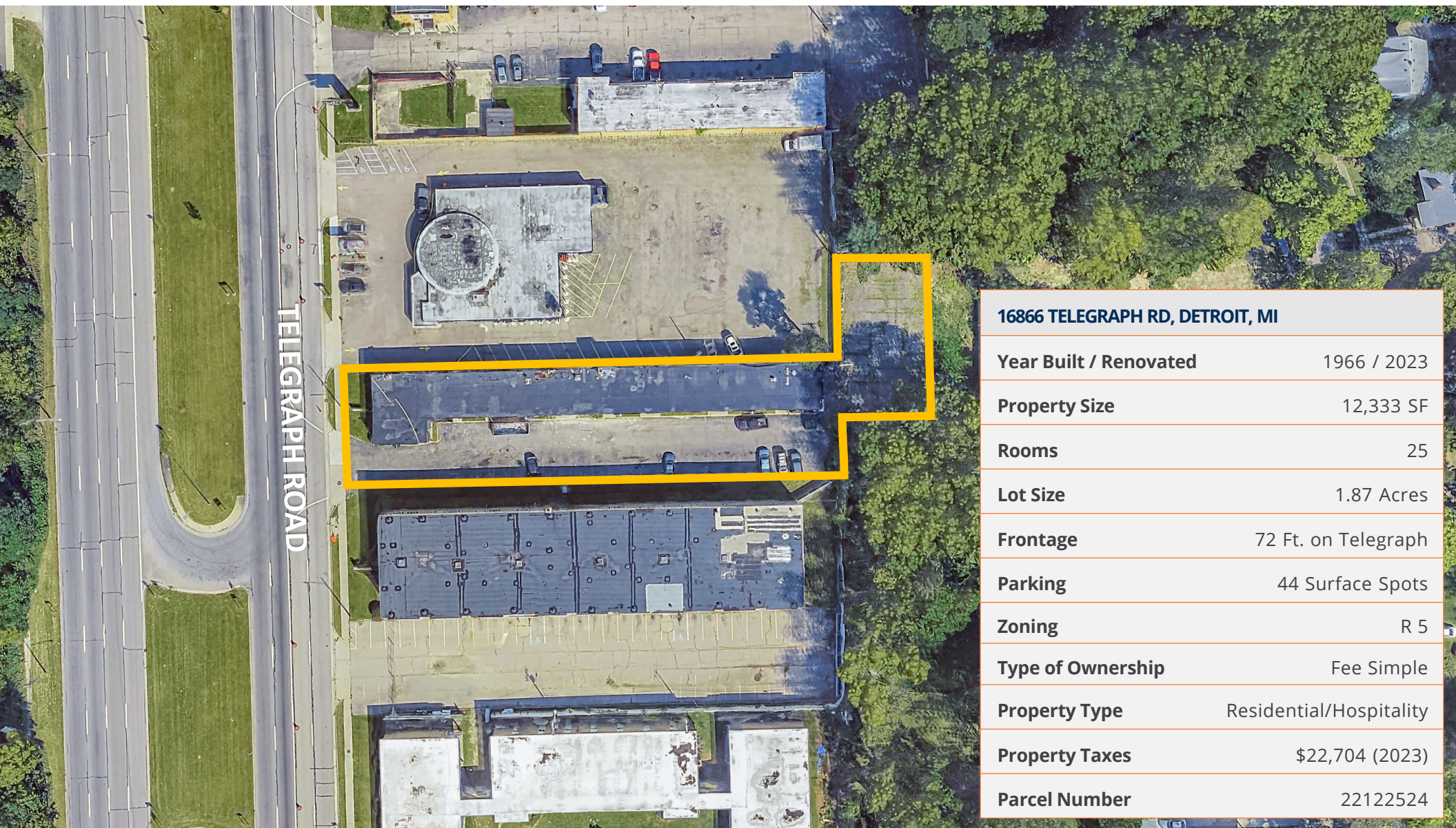
## Independent Branding Flexibility

As a non-flagged property, the motel offers **branding freedom** and **operational flexibility**, allowing investors to tailor the business model to market demand.





# PROPERTY OUTLINE



<b>16866 TELEGRAPH RD, DETROIT, MI</b>	
<b>Year Built / Renovated</b>	1966 / 2023
<b>Property Size</b>	12,333 SF
<b>Rooms</b>	25
<b>Lot Size</b>	1.87 Acres
<b>Frontage</b>	72 Ft. on Telegraph
<b>Parking</b>	44 Surface Spots
<b>Zoning</b>	R 5
<b>Type of Ownership</b>	Fee Simple
<b>Property Type</b>	Residential/Hospitality
<b>Property Taxes</b>	\$22,704 (2023)
<b>Parcel Number</b>	22122524



# PROPERTY PHOTOS



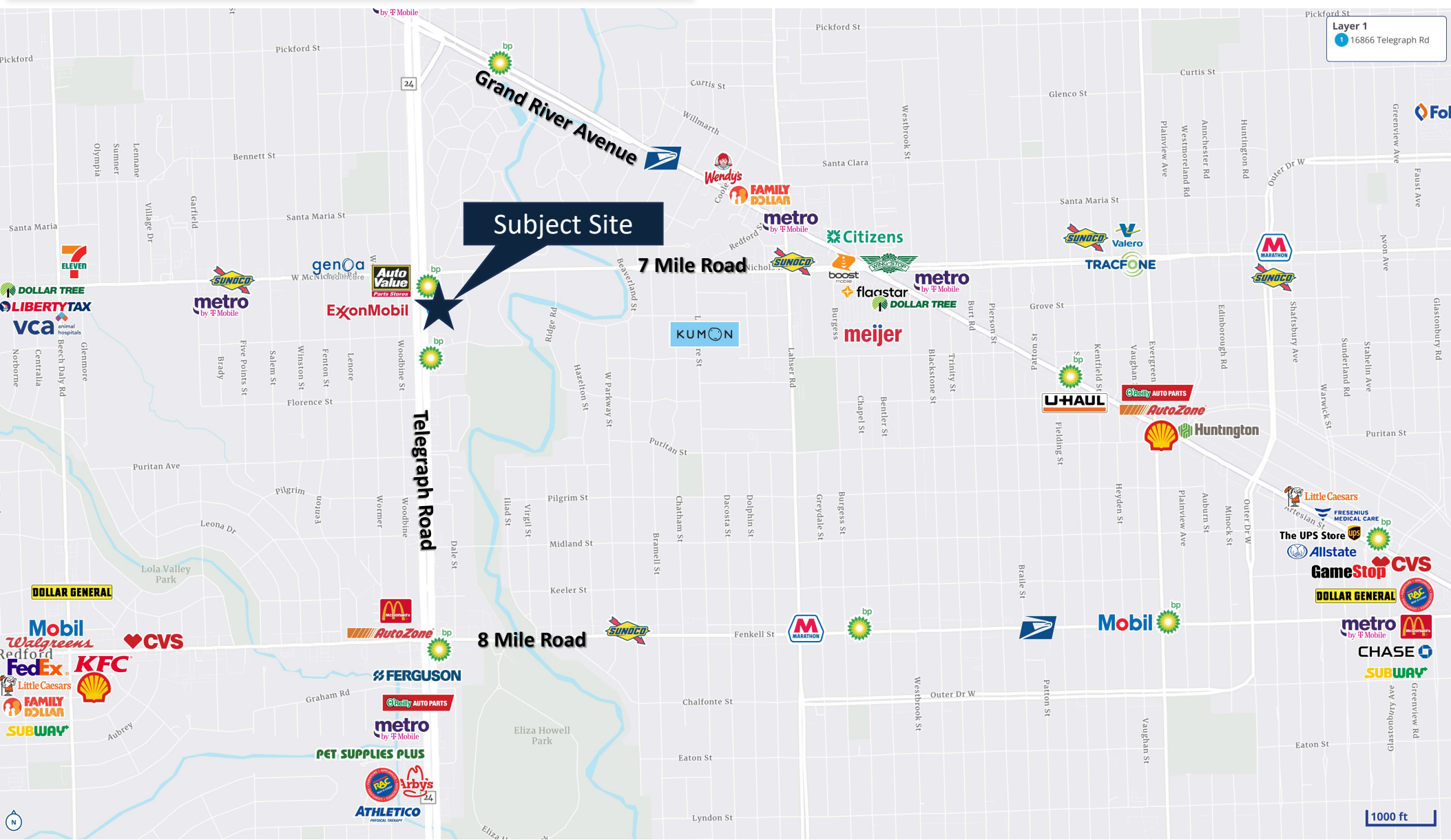
OFFERING MEMORANDUM  
16866 TELEGRAPH ROAD | DETROIT, MI

**JONNA GROUP**  
REAL ESTATE INVESTMENT SERVICES





## LOCAL OVERVIEW



# OFFERING MEMORANDUM

16866 TELEGRAPH ROAD | DETROIT, MI

# LOCATION DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>Current Year Summary</b>			
Total Population	11,765	111,633	298,172
Total Households	5,187	46,650	124,104
Total Family Households	2,653	27,200	73,249
Average Household Size	2.23	2.38	2.37
Median Age	37.8	39.2	39.7
Population Age 25+	7,958	77,880	209,745
<b>Current Year Population by Sex</b>			
% Male	48.8%	48.0%	47.7%
% Female	51.3%	52.0%	52.3%
<b>Current Year Income and Households Summary</b>			
Average Household Income	\$55,771	\$70,607	\$74,198
<b>Current Year Summary Business Data</b>			
Total Businesses	275	2,724	9,585
Total Daytime Population	10,084	101,200	298,860
Daytime Population: Workers	3,009	37,095	126,548
Daytime Population: Residents	7,075	64,105	172,312

IN 5-MILE RADIUS



**POPULATION**  
298,172

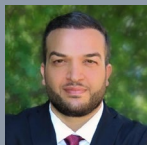


**HOUSEHOLD**  
124,104



**AVG. HLD. INCOME**  
\$74,198





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- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.