

Can Am Inn

406 Main Avenue NE

Warroad, MN 56763



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An Appointment for inspection of the property can be made through the Listing Agents only.

THE OFFERING

The Offering consists of the opportunity to acquire a 41-key, limited-service hotel located in Warroad, Minnesota.

The Property is being offered fee simple, unencumbered by management, and presents a stabilized income profile with upside through operational efficiencies and rate optimization.

The Property is offered for sale at the pricing and terms outlined below:

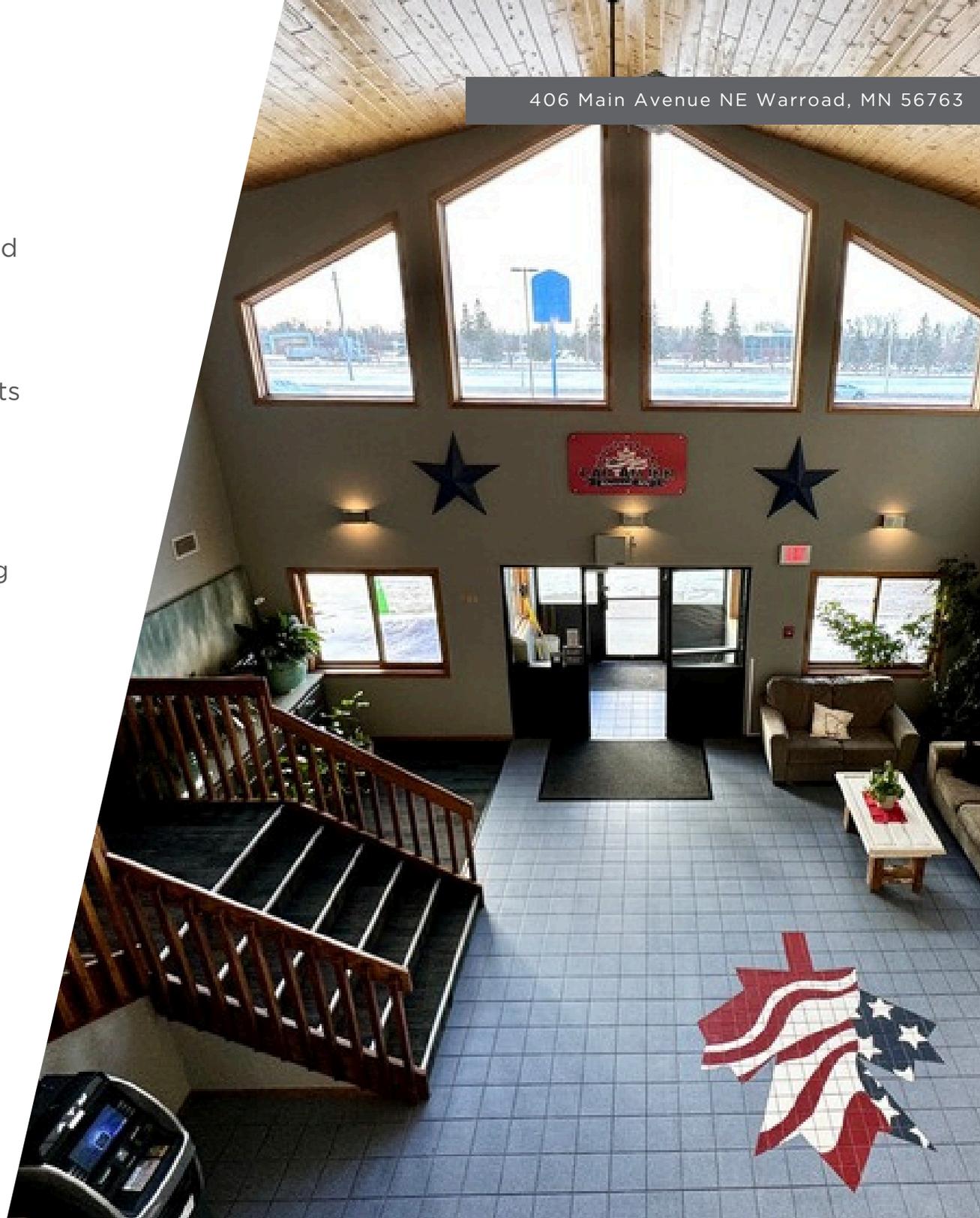
Asking Price: \$3,500,000.00

Price Per Key: \$85,365.00

Highlights:

- Market with limited new supply
- Strong historical occupancy
- Stabilized cash flow
- Minimal Cap-ex required

Financials available upon execution of a Confidentiality and Non-Disclosure Agreement.



PROPERTY HIGHLIGHTS

- 41-key limited-service hotel
- Two-story frame construction
- Built in 1993; recent substantial renovation updates & detailed ongoing maintenance
- Well-maintained asset with no notable material deferred maintenance
- Recent capital improvements include new roof & siding in 2017, new HVAC and water softeners, new security system and significant guest room updates including beds, tv's, linens, vanities and flooring.
- Property is not anticipated to require any significant near-term capital expenditures

Guest Rooms & Other Spaces:

- Efficient, standardized guestroom layouts
- (36) Double Queen Rooms
- (2) Double ADA Rooms
- (1) 4 Queen Suite
- (1) Owner Suite
- (1) Overnight Employee Room
- Office/Front Desk Check-In Area
- Private Kitchen
- Clean, organized storage spaces

Amenities:

- Ample parking lot w/ electric pedestals
- Guest Laundry Room w/ Coin Operated Washers & Dryers
- Fire Alarm & Sprinkler System
- Vending Machine; Ice Machine; ATM Machine
- High visibility location off State Highway 11



PROPERTY SUMMARY

Property Address	406 Main Avenue NE Warroad, MN 56763
Price	\$3,500,000.00
Price per Unit	\$86,365.00
Price per SF	\$172.69
Year Built	1993
Roseau County Parcel ID Number	56.0198612
Tax Amount	\$24,782.00/year
Lot Size	2.52 Acres / 109,989 Square Feet

406 Main Avenue NE Warroad, MN 56763



PROPERTY **PHOTOS**



PROPERTY PHOTOS



PROPERTY PHOTOS



SITE PLAN



SITE PLAN

City of Warroad



AREA OVERVIEW

406 Main Avenue NE Warroad, MN 56763

Roseau County is located in northwestern Minnesota along the Canadian border and is characterized by a stable, low-density population supported by agriculture, manufacturing, forestry, and cross-border commerce. The county benefits from its proximity to Canada, regional transportation corridors, and long-standing industrial employers, contributing to consistent economic activity and a steady demand base. Outdoor recreation is a significant driver of visitation, with access to Lake of the Woods, surrounding lakes, and extensive trail systems supporting year-round tourism tied to fishing, hunting, snowmobiling, and regional events. The county's modest size and limited lodging inventory help support stable hotel demand with relatively low competitive pressure.

The City of Warroad serves as one of Roseau County's primary economic and service centers and is widely recognized as a regional hub for manufacturing, healthcare, education, and tourism. Located on the shores of Lake of the Woods and just minutes from the Canadian border, Warroad attracts a mix of business travelers, cross-border visitors, outdoor enthusiasts, and seasonal tourism. The city is home to major employers and regional amenities while maintaining a strong community identity and consistent year-round activity. Its position as a gateway to northern Minnesota recreation and Canadian travel routes supports sustained lodging demand across multiple guest segments.



QUICK FACTS

City of Warroad Size:	3.27 Sq Miles
City of Warroad Population:	Approx 1,806
Estimated Median Age in Roseau County	42 years
Median Household Income in Roseau County:	\$62,202
Median Property Value in Roseau County:	\$181,500

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