

Economy Inn Sylva

940 W Main St, Sylva NC 28779



OFFERING MEMORANDUM

Economy Inn Sylva

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ECONOMY INN SYLVA



01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	940 W Main St Sylva NC 28779
BUILDING SF	5,019 SF
LAND ACRES	1
TOTAL ROOMS	24
LAND SF	43,560 SF
YEAR BUILT	1965

FINANCIAL SUMMARY

PRICE	\$1,599,900
PRICE PER KEY	\$66,663
PRICE PSF	\$318.77

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	2,284	8,997	18,625
2025 Median HH Income	\$41,243	\$52,830	\$56,856
2025 Average HH Income	\$54,768	\$74,998	\$76,933



- Investment Opportunity – Economy Inn | Sylva, NC

Welcome to the Economy Inn, a well-positioned hospitality property located at 940 West Main Street in Sylva, North Carolina. This income-producing motel offers an excellent opportunity for investors seeking a stable hospitality asset in a growing mountain town known for tourism, outdoor recreation, and close proximity to Western Carolina University.

The property features 22 guest rooms, ample on-site parking, and convenient access along West Main Street/Highway 23. Guests enjoy easy access to popular destinations including the Great Smoky Mountains National Park, Blue Ridge Parkway, Harrah's Cherokee Casino, and the charming downtown Sylva district.

With strong demand from both leisure and extended-stay travelers, the Economy Inn presents reliable cash flow with potential for value-add improvements through property upgrades and repositioning.

- Highlights:

Prime location in Sylva, NC near downtown, Western Carolina University, and regional attractions

Income-generating hospitality property with upside potential

Convenient access to highways and major tourist destinations

Established customer base with opportunity for growth through renovations and management enhancements

Recently upgraded: Floors, Curtains, Furniture, Electrical, and Plumbing.

This is a rare chance to acquire a well-located motel property in Western North Carolina's vibrant hospitality market.

ECONOMY INN SYLVANIA



Economy Inn Syvania | Property Description

02

Property Description

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PROPERTY FEATURES

TOTAL ROOMS	24
BUILDING SF	5,019
LAND SF	43,560
LAND ACRES	1
YEAR BUILT	1965
ZONING TYPE	B2
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	0.23
PARKING RATIO	1.32/Room













Economy Inn Sylva

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