

Travelodge *by* Wyndham

WILLIAMS GRAND CANYON

OFFERING MEMORANDUM



Offering Price: **\$4,390,000**

41 Units | 14,064 SF

430 E RTE 66, WILLIAMS, AZ 8604

Roman Romero

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Property Overview

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Executive Summary

The Travelodge by Wyndham Williams Grand Canyon presents a compelling investment opportunity in one of Northern Arizona's strongest year-round tourism markets. Ideally positioned directly along historic U.S. Route 66 and serving as a gateway for millions of visitors traveling to the Grand Canyon National Park, the property benefits from consistent demand driven by tourism, road-trip traffic, and international travelers. The hotel features 41 guest units plus an on-site manager's quarters and has consistently generated over \$800,000 in annual revenue for several consecutive years. The asset offers significant upside potential through operational improvements, revenue management optimization, modernization, expanded marketing, and enhanced guest services. As the listing agent who also owns a motel management company in Williams, ownership transition can be streamlined through the option of staffing and full-service management support for a new buyer, creating a turnkey opportunity for both experienced hospitality investors and first-time hotel operators seeking stable cash flow with future growth potential.

\$4,390,000

OFFERING PRICE

41 + Managers Quarters

NUMBER OF UNITS

14,064

SQUARE FOOTAGE

\$312.15

PRICE PER SF

XXX

CAP RATE

1962

YEAR BUILT

Investment Highlights

- Right on **Historic Route 66**
- 1 Hour from the south rim entrance of the **Grand Canyon**
- Absentee owner, leaving major **room for increased Net Operating Income**
- Property Management services offered by listing agent for remote ownership, reduced staffing overhead, conversion of managers quarters to rentable unit
- **Swimming pool and Jacuzzi**
- **30,056 square foot Lot Size** to incorporate more amenities for hotel guests



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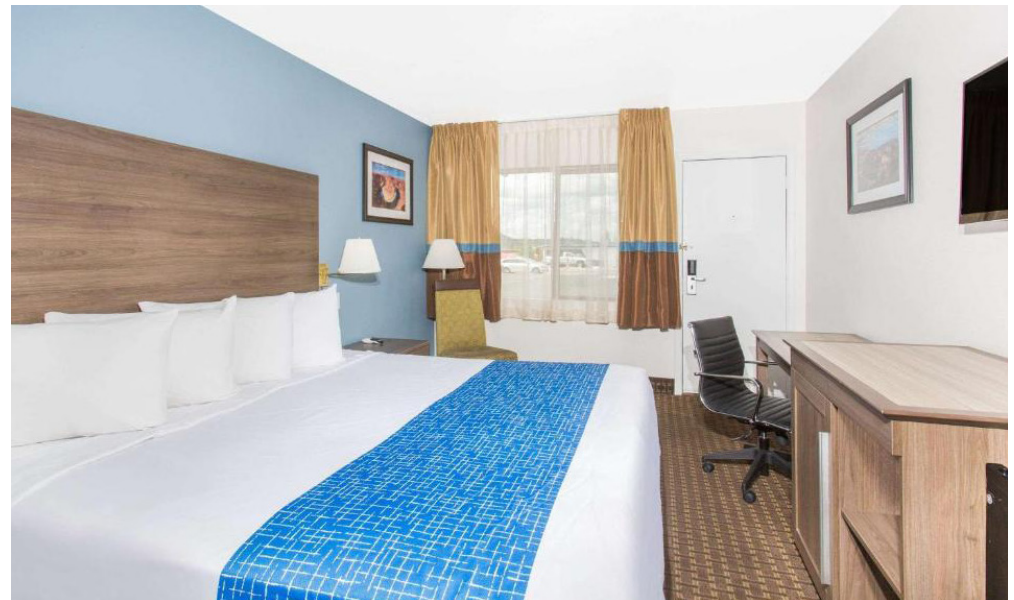
WILLIAMS GRAND CANYON



Travelodge *by* Wyndham

WILLIAMS GRAND CANYON

Right *off* Highway 40





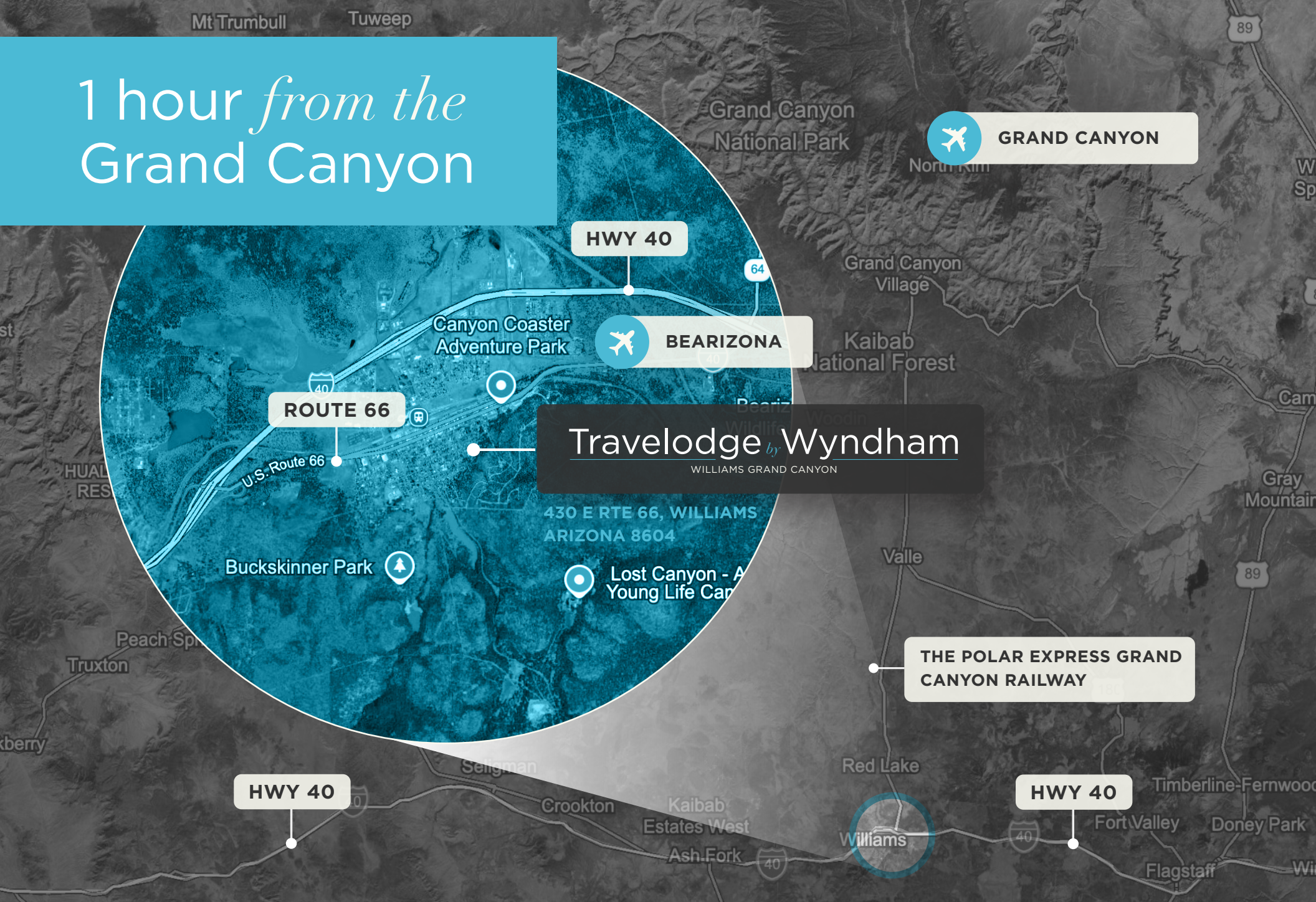
Location Overview

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1 hour *from the* Grand Canyon





Finacial Analysis

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WILLIAMS GRAND CANYON



Market Overview

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