

EXCEPTIONAL INVESTMENT OPPORTUNITY:

MOTEL WITH 2 ADDITIONAL APARTMENTS LOCATED ON FREDERICKSBURG RD, SAN ANTONIO, TEXAS

Discover a lucrative investment with this 14-room motel located on Fredericksburg Rd in the vibrant city of San Antonio, Texas. This property offers a unique blend of comfort and convenience, making it a preferred choice for travelers and long-term guests. Strategically situated close to major highways, popular tourist attractions, and essential amenities, the motel promises high occupancy rates and consistent revenue.

In addition to the 14 well-maintained rooms, the property features two spacious apartments. The first apartment is a 4-bedroom unit, each with attached bathrooms and walk-in closets, perfect for an owner's suite or long-term rental. The second apartment is a versatile 2-bedroom, 2.5-bath unit, complete with office space and a large living area, ideal for extended stays or as an additional rental income stream.

The property also includes one fully equipped laundry room, one storage unit, and three portable storage units, as well as a large empty land area for future improvements and expansion. This motel presents an excellent opportunity for renovation into a branded hotel or redevelopment into a variety of businesses. The true value lies in its prime location and expansive land.

With spacious, well-maintained rooms and modern amenities, this turnkey operation is primed for immediate profitability. Don't miss your chance to own a thriving hospitality business with added residential potential in one of Texas's most dynamic markets. Contact us today for more details and to schedule a private viewing.

DETAILS ARE AS FOLLOWS:

- Rooms: 14 (Dimensions 13'x16', totaling 208 SQF/room)
- Hotel Laundry Room: 15'x13.5', totaling 202 SQF
 - It includes 2 washers & 1 dryer (commercial)
 - Laundry room also includes a separate attached storage room

SPACE DETAILS FOR OWNER SUITE:

- Main Front Office: 12'x4.5', totaling 378 SQF
- Back Office: 7'x6', totaling 42 SQF
- Living Area: 28'x16', totaling 448 SQF
- 2 BR with Attached Bathrooms: 14'x10', totaling 140 SQF (each)
- Kitchen & Dining (with included pantry): 20'x13', totaling 260 SQF
- Extra Office Space (with half bathroom): 8'x8', totaling 64 SQF

SECONDARY APARTMENT:

- 4 Bedrooms with Attached Bathrooms & Walk-in Closets:
 - BR 1: 13'x11', totaling 143 SQF
 - BR 2: 13'x21', totaling 273 SQF
 - BR 3: 10'x15', totaling 150 SQF
 - BR 4: 13'x19', totaling 147 SQF
- Living Area: 14.5'x21', totaling 304 SQF

- Dining and Kitchen: 15'x11', totaling 165 SQF
- Extra Space (including laundry room, hallways, etc.): 243 SQF

LAND DESCRIPTION:

- Over 1 acre land located on Fredericksburg Rd with 111' width of frontage and 428' length. The neighboring property is also a motel which is 90'x228' which can also be bought in addition to this property.

PRICING:

- Asking price: 1.2 mil
- Owner finance is available for 40% down with 8.75% interest, 5-year balloon
- Wrap around is also possible with 50% down, 8.95% interest, 30-to-40-year amortization