

# AUCTION SALE

COMFORT INN - AIRPORT | GRAND RAPIDS, MI

**FRIEDMAN**  
REAL ESTATE

**ACE**

APEX  
COMMERCIAL  
EXCHANGE



**4155 28TH ST SE  
GRAND RAPIDS, MI 49512**

## PROPERTY HIGHLIGHTS:

- Comfort Inn by Choice Hotels Affiliation:** Nationally recognized midscale brand offering free hot breakfast, free WiFi, business center, and modern guest rooms with pillowtop mattresses and flat screen TVs.
- \$800,000+ in Capital Improvements Since 2016:** Extensive renovations completed under current ownership including new mattresses, new carpeting, updated wallpaper, new interior and exterior paint, upgraded bathrooms, HVAC improvements, and new property signage.
- Strong Guest Satisfaction and Online Presence:** Rated 4.1 stars with 2,295 reviews, reflecting consistent guest satisfaction and a well maintained property.
- Prime Grand Rapids Airport Location Near Major Demand Drivers:** Conveniently located just off Interstate 96, approximately 3.5 miles from Gerald R. Ford International Airport and approximately 10 miles from downtown Grand Rapids, with proximity to regional business parks, retail corridors, and major employment centers throughout the Grand Rapids market.
- New 20-Year Franchise Term Available:** Choice Hotels is offering a new 20-year franchise term for their Comfort Inn brand to new ownership.

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# COMFORT INN - AIRPORT | GRAND RAPIDS, MI

## PROPERTY INFORMATION

### OFFERING SUMMARY

**Friedman Real Estate**, in collaboration with **Apex Commercial Exchange**, is pleased to offer the exclusive marketing and sale of the **Comfort Inn by Choice Hotels** located at **4155 28th St SE, Grand Rapids, Michigan**. The property offers investors the opportunity to acquire a well located, nationally branded airport hotel with strong guest satisfaction and stable demand from business and leisure travelers. Since acquiring the property in **2016**, ownership has invested approximately **\$800,000** in capital improvements, including new mattresses, carpeting, wallpaper, interior and exterior painting, upgraded bathrooms, HVAC improvements, and new signage. The hotel is currently rated **4.1 stars** across roughly **2,295 guest reviews**, reflecting consistent performance and a well maintained asset. The Comfort Inn provides free hot breakfast, free WiFi, business center access, and complimentary parking. The property is conveniently located just off Interstate 96, approximately **3.5 miles from Gerald R. Ford International Airport** and approximately **10 miles from downtown Grand Rapids**. The hotel also benefits from proximity to regional business parks, major employment centers, and retail corridors throughout the greater Grand Rapids market. Additional amenities include an elevator served interior corridor layout, fitness center, guest laundry facilities, in room microwave and refrigerator, pet friendly accommodations, and a business center, supporting both short term and extended stay demand. Choice Hotels is offering a **new 20-year franchise term** for their Comfort Inn brand to new ownership.

DETAILS	TABLE TITLE
<b>Property Type:</b>	Hospitality
<b>Hotel Type:</b>	Limited Service
<b>Year Built:</b>	1982
<b>Year Renovated:</b>	2016
<b>Stories:</b>	3
<b>Number of Rooms:</b>	105
<b>Land Area:</b>	2.22 Acres
<b>Parking Count:</b>	108
<b>Parking Type:</b>	Surface
<b>Amenities:</b>	Fitness Center Business Center Daily Breakfast



## COMFORT INN - AIRPORT | GRAND RAPIDS, MI PROPERTY **PHOTOS**



## COMFORT INN - AIRPORT | GRAND RAPIDS, MI LOCATION **OVERVIEW**



### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	53,126	153,577	493,968
Total Households	21,658	58,589	192,045
Average HH Income	\$123,196	\$123,132	\$102,830

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