



**FOR SALE**

## GLADSTONE INN & SUITES JAMESTOWN

111 2nd St NE, Jamestown, ND 58401

**Salman (Sam) Tabani**  
972.810.7729 x1  
stabani@tabanirealty.com



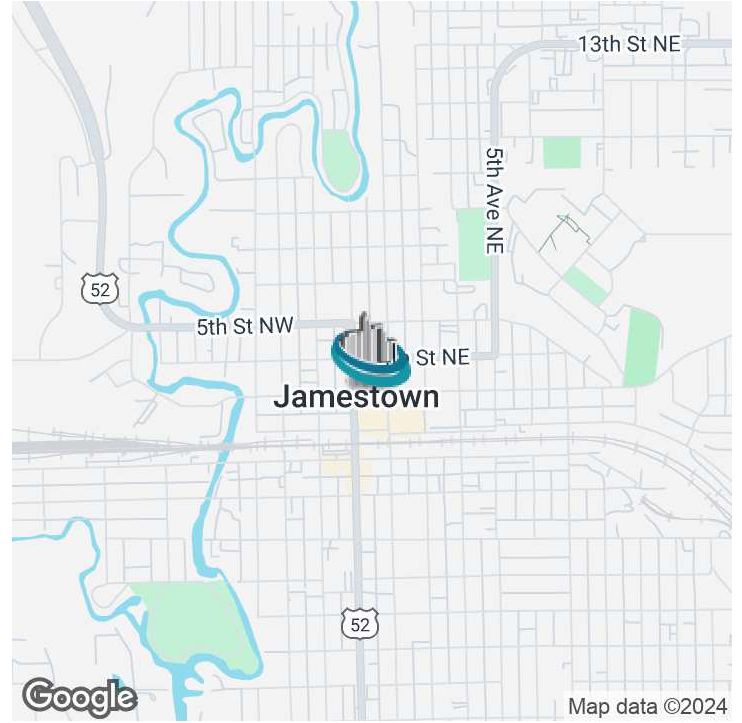
Tabani Realty  
5851 Legacy Circle  
Plano, TX 75024  
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## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$3,700,000
Building Size:	40,000 SF
Available SF:	
Lot Size:	119,790 SF
Number of Rooms:	100
Price / SF:	\$92.50
Cap Rate:	10.19%
NOI:	\$377,022
Year Built:	1970
Renovated:	2019
Zoning:	Commercial

### PROPERTY OVERVIEW

Welcome to the Gladstone Inn & Suites in Jamestown, North Dakota, your perfect home away from home! Whether you're traveling for business or leisure, our hotel offers a perfect blend of comfort and convenience. Our spacious hotel features 100 comfortable rooms designed for relaxation and convenience, including theme rooms for any fun occasion. Situated in a prime location, the Gladstone Inn & Suites provides easy access to popular attractions like the National Buffalo Museum and the charming downtown area. Whether you're traveling for business or pleasure, our versatile meeting space accommodates events of all sizes, making it ideal for corporate gatherings or family reunions.

Shady's Restaurant & Lounge, our onsite restaurant, offers family dining and a separate bar located adjacent to our lobby. Enjoy a warm atmosphere coupled with friendly service that will make your stay truly memorable. Experience the perfect blend of comfort, service, and convenience at the Gladstone Inn & Suites, where we prioritize your satisfaction.

### PROPERTY HIGHLIGHTS

- 100 rooms arranged over 2 floors
- 16 theme suites

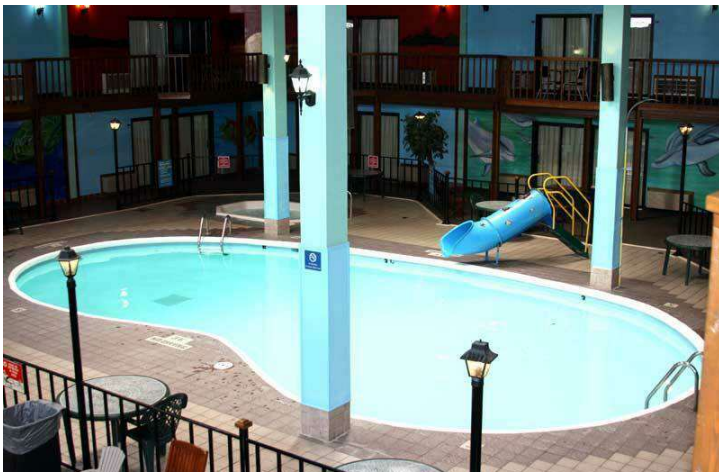




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Additional Photos



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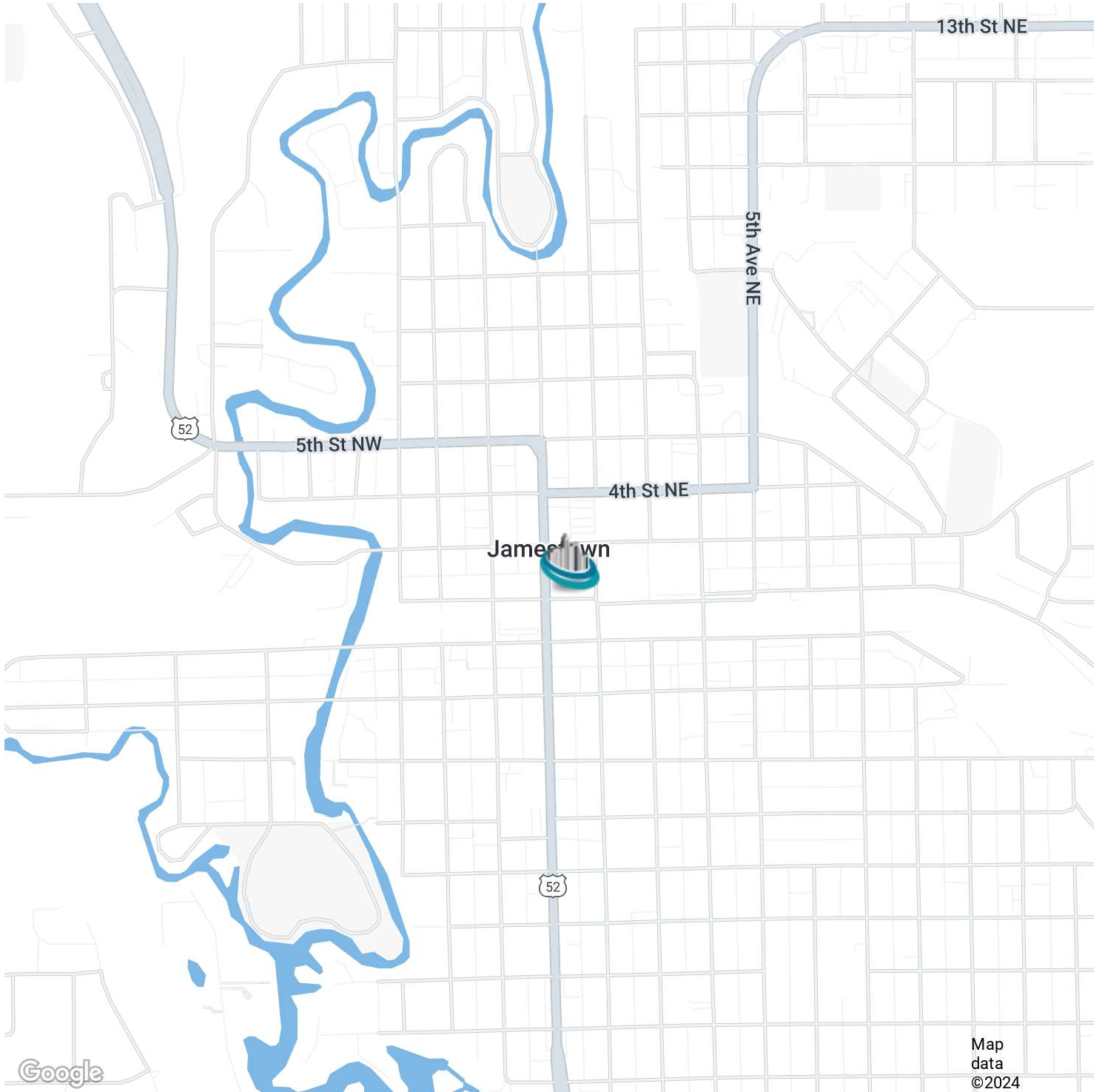
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Location Map



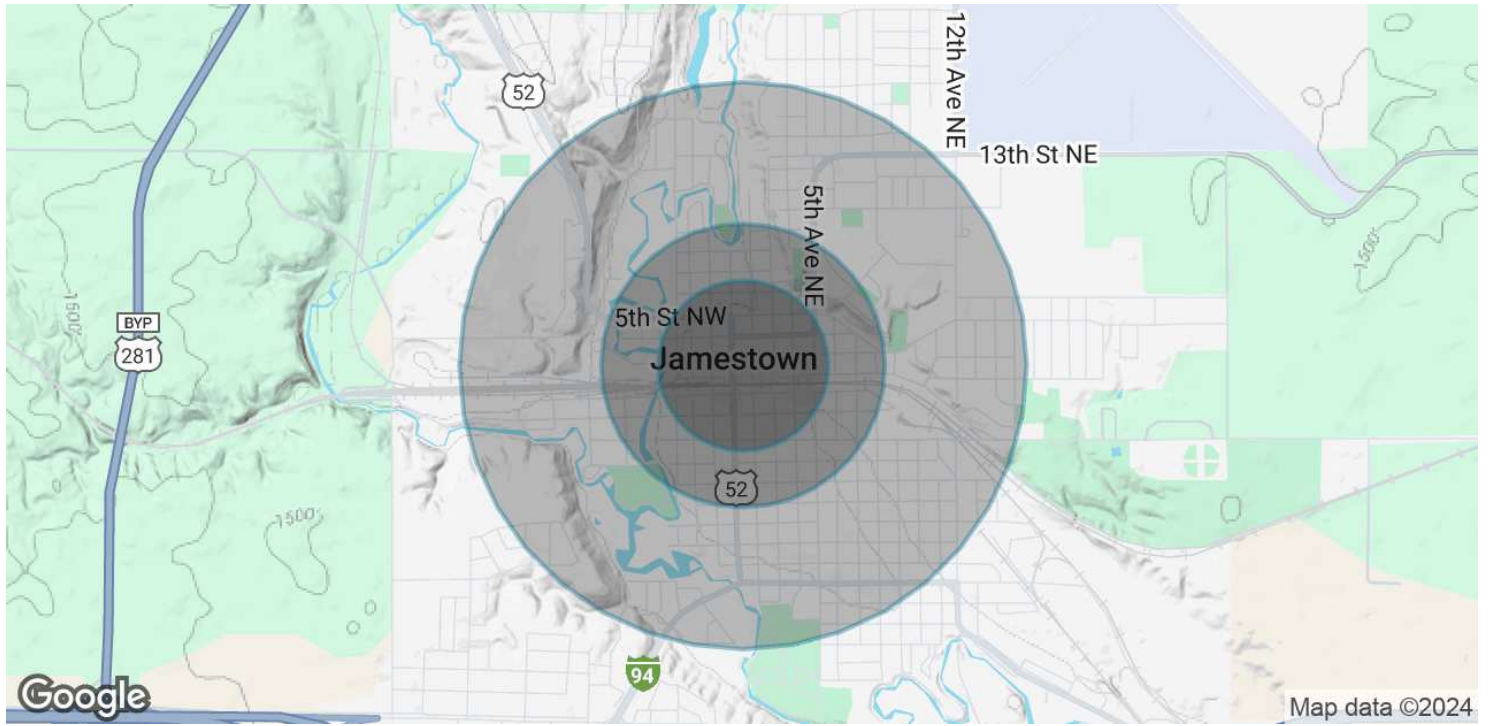




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Demographics Map & Report



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	819	2,784	8,268
Average Age	41	40	40
Average Age (Male)	41	39	39
Average Age (Female)	42	40	41

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	401	1,258	3,566
# of Persons per HH	2	2.2	2.3
Average HH Income	\$65,025	\$69,466	\$72,379
Average House Value	\$192,494	\$198,107	\$209,103

Demographics data derived from AlphaMap