



Investment Sale

Historic Pendleton | Your Next Investment Opportunity
For Sale - \$5.1 Million

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Motel 6 - Pendleton

325 SE Nye Ave, Pendleton, OR 97801

Motel 6 is a two-story, Class-B hospitality property featuring a variety of guest rooms in multiple configurations, designed to meet the diverse needs of both leisure and business travelers.

Motel 6's strategic positioning offers the following advantages to its occupants:

- Convenient access to **downtown Pendleton**, known for its historic charm and Western heritage.
- Swift proximity to **Umatilla River** and **Pendleton Round-Up Stadium**, offering easy access to outdoor recreation and renowned events.
- Close to **Wildhorse Resort & Casino** and **Tamástslikt Cultural Institute**, providing entertainment and cultural experiences.
- Located in a region celebrated for its **rolling hills, scenic landscapes, and historic landmarks**, including the famous Pendleton Woolen Mills.
- Benefits from a **stable hospitality market** with access to local attractions, restaurants, and outdoor activities, making it ideal for a range of travelers.

For Sale

Address:	325 SE Nye Avenue	
Location:	Pendleton, Oregon	
Lot Size:	±2.0 acres (±87,022 SF)	
Room Count:	92	
Parking:	On site parking and Accessible parking	
Number of Stories:	2	
Vital Data:	Occupancy	39.10%
	Average Daily Rate	\$82.66
	RevPAR	\$32.32
	Total sale price	\$5.1 million
Amenities:	24h Reception Services	Public Access Wi-Fi
	Outdoor Pool	Pets and Service Animals Welcome
	Modern Rooms with 1-2 Queen Beds	Vending Machines, Snack Bar, Tea/Coffee Maker, Mini Fridge
List Price:	\$5,100,000	
Price per Key:	\$55,435	



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Amenities Map

