

LISTED AT  
**\$950,000**



**3506 U.S 40  
OAKLEY, KS**

### PROPERTY FEATURES

- ACTIVE MOTEL WITH 26 TOTAL ROOMS
- CONTINENTAL BREAKFAST AREA
- GENEROUS PARKING FOR GUESTS
- LIVING QUARTERS ON-SITE
- 9 ONE-BED ROOMS
- 15 TWO-BED ROOMS
- 2 FAMILY ROOMS
- PRIVATE COMMON AREA FOR TENNANTS



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Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All Prospective buyers urged to fully inspect property and rely on their own conclusions.

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\*26 Total Rooms

\*9 One Bed

\*15 Two Beds

\*Family Rooms (2)

\*There is a living quarters behind the office area (Approx 650 sq ft)

\*Common Area for tenants (private fenced in area)

\*Most Rooms are 21'x18'6" except for Family Rooms which are approximate 36'x30'

\*Outside Storage Shed (10' x 10')

\*Continental Breakfast Area

Ask agent for more detailed information

AGE:1955

2023 TAXES: \$11,416.12

AVG\* CITY BILL: \$ 231.40/MO  
-WATER, SEWER, TRASH

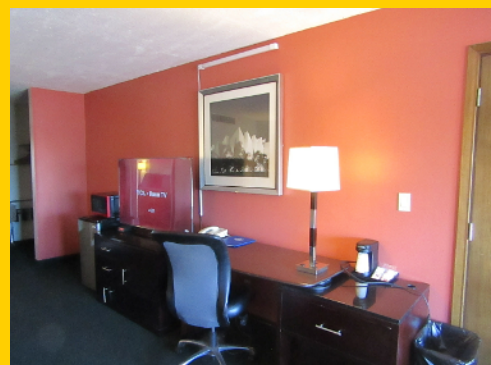
AVG\* GAS BILL: \$ 2,454.00/MO

*\*AVG BASED ON CURRENT OWNERS' USAGE*



LEGAL DESCRIPTION: TRACT OF LAND LOCATED IN THE (SW/4) OF SECTION (2), TOWNSHIP (11) SOUTH, RANGE (32), W OF THE SIXTH PRINCIPAL MERIDIAN, LOGAN COUNTY KANSAS

- \*Established Motel Located in Oakley, Kansas
- \*Great Commercial Business Opportunity
- \*Currently Operating as Motel- This would be a great Extended Stay Motel OR a conversion for much needed apartment complex.
- \*Great Location off I-83 & I-70
- \*26 Total Rooms
- \*9 One Bed
- \*15 Two Beds
- \*Family Rooms (2)
- \*There is a living quarters behind the office area ( Approx 650 sq ft)
- \*Continental Breakfast Area
- \*Canopy Entrance Area
- \*Generous parking for tenants
- \*Common Area for tenants (private fenced in area)
- \*Most Rooms are 21'x18'6" except for Family Rooms which are approximate 36'x30'
- \*Outside Storage Shed (10 ' x 10')
- \*There is all new interior paint in rooms
- \*New T.V.s in Rooms
- \*New Bedding/mattress
- \*All Bathrooms have Tubs/Shower
- \*Updated bathrooms
- \*Exterior is currently being painted and will be completed as weather permits
- \*60% new A.C. and Heat units
- \*New Camera System
- \*Truck Parking Area



\*Lot line is approximate 2' east of back fence and 5" north of back fence

\*There is an additional (lot) parking area which is included in price.

\*There are several storage areas

\*A basement area under main office area is where breakers, etc are located

\*Financials are available to only qualified buyers and with confidentiality agreement signed

\*The ADR (Average Daily Rate) is a key performance indicator in the motel/hotel industry. This rate for value is typically 3.5 to 4.5 times the annual room revenue.

\*All fixtures and furniture are included as well as any extra stored items at day of closing.

\*FOR VIEWINGS PLEASE GIVE AS MUCH NOTICE AS POSSIBLE AND MOTEL OWNER WILL BE AVAILABLE FOR QUESTIONS AS WELL.

\*Some Rooms have been rented on long term contracts

