

# Rodeway Inn Willamette River Investment Opportunity

345 NORTHWEST 2ND STREET, CORVALLIS, OR 97330

Skip Rotticci, CCIM  
503.972.7284  
skip@macadamforbes.com  
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | [WWW.MACADAMFORBES.COM](http://WWW.MACADAMFORBES.COM) | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SALE





# FOR SALE

345 Northwest 2nd Street, Corvallis, OR 97330



## PROPERTY DESCRIPTION

The Rodeway Inn Willamette River offers a unique investment opportunity in Downtown Corvallis and home to the Oregon State University. The property includes a 63 unit, two story, interior corridor hotel building. The room types include four King size family suites with jetted spa baths, King single rooms, Queen single rooms, and Queen double rooms. A separate managers office building also includes a four bedroom, two bath managers apartment. In addition, there is a separate commercial building that houses the China Delight Restaurant and Lounge, a Corvallis fixture for more than two decades and six one bedroom, one bath apartment units above the restaurant and lounge.

The hotel and restaurant can be acquired together or separately.

## OFFERING SUMMARY

Sale Price:	\$7,500,000
Lot Size:	41,601 SF
Building Size:	34,040 SF

## PROPERTY HIGHLIGHTS

- Sixty-three hotel rooms
- Four bedroom, two bath managers apartment
- Restaurant with Six- One bedroom apartment units above
- Close proximity to restaurants, brew pubs, and coffee shops
- Adjacent to the Willamette Riverfront Park
- Close to Oregon State University Campus
- Rodeway Inn and Chine Delight Restaurant can be purchased together at a listing price of \$8,900,000.00
- Rodeway Inn can be acquired separately for \$7,500,000.00 and China Delight for \$1,400,000.00



**Skip Rotticci, CCIM**  
503.972.7284  
skip@macadamforbes.com  
Licensed in OR



# FOR SALE

345 Northwest 2nd Street, Corvallis, OR 97330



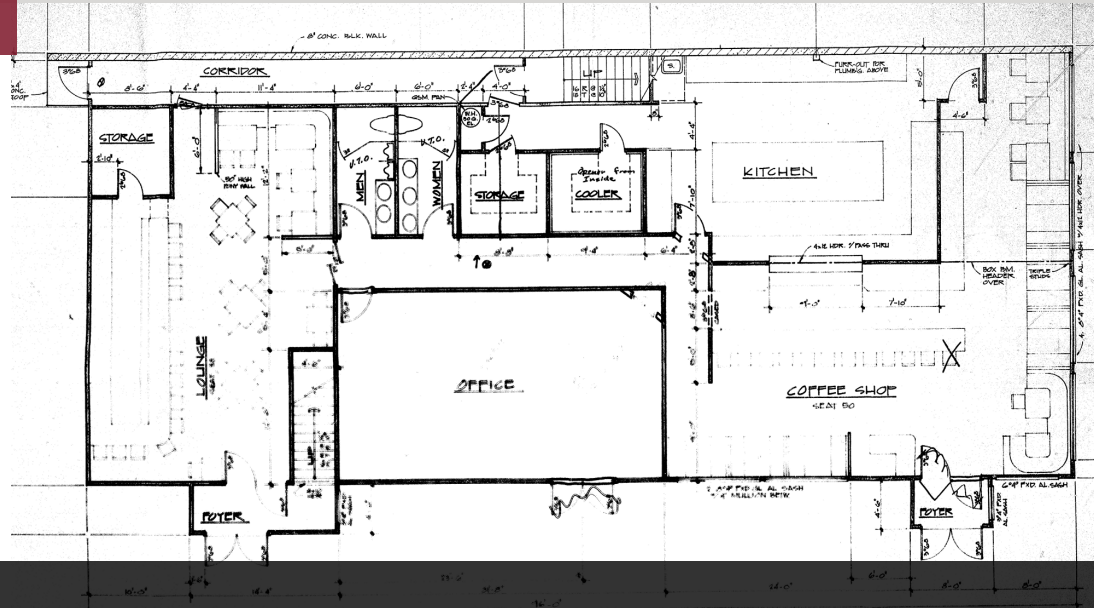
**Skip Rotticci, CCIM**  
503.972.7284  
skip@macadamforbes.com  
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

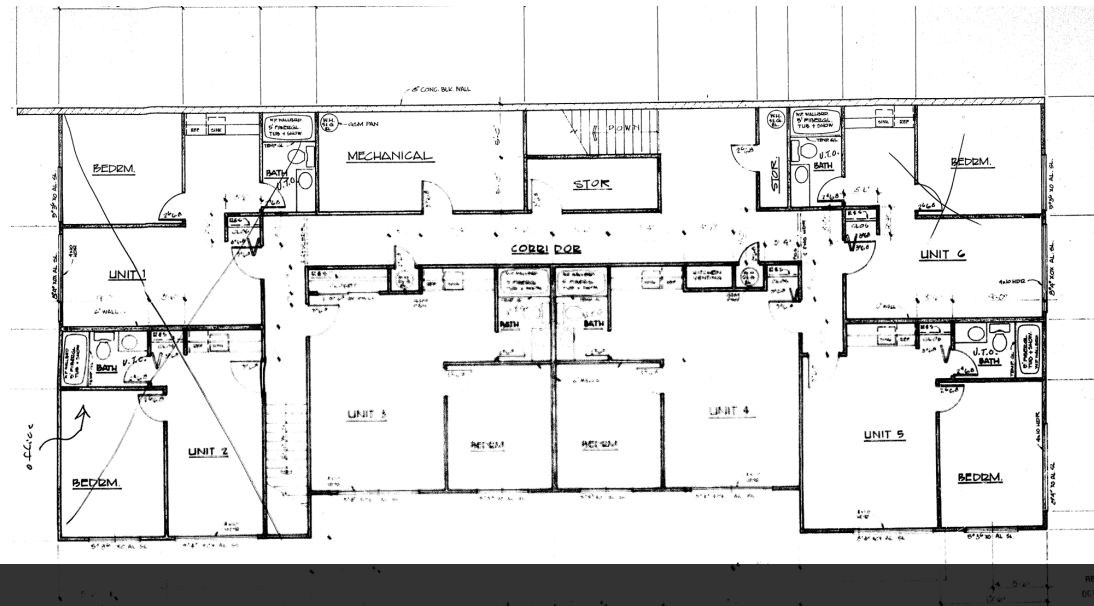
MACADAMFORBES.COM | 503.227.2500

# FOR SALE

345 Northwest 2nd Street, Corvallis, OR 97330



First Floor Plan



Second Floor Plan



**Skip Rotticci, CCIM**  
503.972.7284  
skip@macadamforbes.com  
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500



FOR SALE

345 Northwest 2nd Street, Corvallis, OR 97330



LOCATION OVERVIEW

The Rodeway Inn Corvallis is a comfortable and convenient accommodation located in the heart of Corvallis, Oregon. Nestled in the scenic Willamette Valley, this hotel offers a great base for both business and leisure travelers. The Rodeway Inn Corvallis is situated on a well-connected street, providing easy access to the surrounding area. It is conveniently located near the downtown district, making it ideal for exploring the vibrant city center. Various attractions, restaurants, shops, and entertainment options are within walking distance or a short drive away. If you're looking to explore the beautiful outdoors, the Rodeway Inn Corvallis is conveniently located near various natural attractions. The Willamette River, parks, and hiking trails are just a short distance away, allowing you to enjoy the scenic beauty of the region. Overall, the Rodeway Inn Corvallis provides a comfortable and convenient stay for visitors to Corvallis. Its central location, friendly service, and essential amenities make it a suitable choice for both short-term and extended stays in the area.

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total population	2,323	11,117	23,843
Median age	28.9	25.2	26.1
Median age (Male)	28.6	24.9	25.3
Median age (Female)	30.5	26.4	27.5
Total households	1,546	5,124	9,570
Total persons per HH	1.5	2.2	2.5
Average HH income	\$42,944	\$40,056	\$47,659
Average house value	\$373,230	\$272,326	\$235,736



**Skip Rotticci, CCIM**  
503.972.7284  
skip@macadamforbes.com  
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.