



FOR SALE

MOTEL 6

1334 N Washington St, Dale, IN 47523

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TABANI
REALTY

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,700,000
Price Per Room:	\$27,869
Building Size:	24,141 SF
Lot Size:	1.3 Acres
Number of Rooms:	61
Price / SF:	\$70.42
Cap Rate:	10.27%
NOI:	\$174,568
Year Built:	1998
Renovated:	2016
Zoning:	B3

PROPERTY OVERVIEW

We are thrilled to present the well-established Motel 6 in Dale, Indiana, listed exclusively with Tabani Realty. The Motel 6 in Dale is an exceptional investment prospect located in the heart of the Midwest. With a prime location just 82 miles from Louisville Muhammad Ali Int'l Airport and 40 miles from Evansville Regional Airport, it attracts leisure and business travelers year-round. The property boasts 61 rooms across three stories and is equipped with interior corridors providing added privacy and security. Built in 1998 and renovated in 2016 this well-established property has seen consistent revenue growth over the past few years.

PROPERTY HIGHLIGHTS

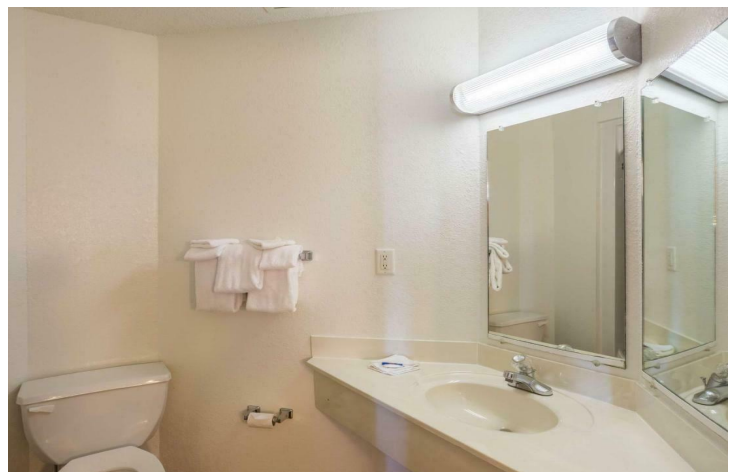
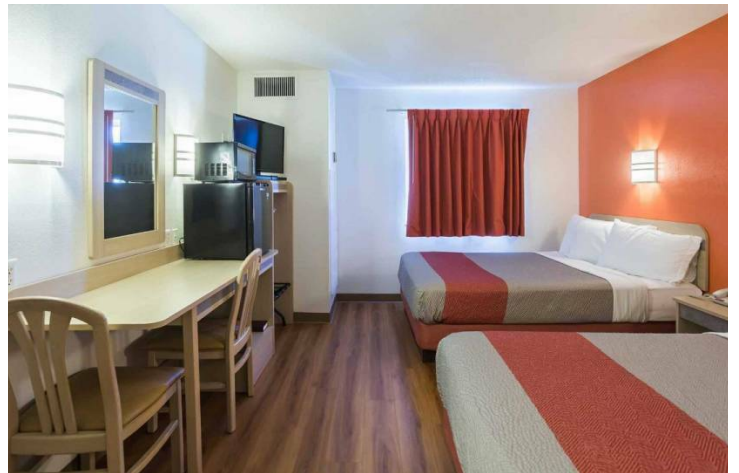
- Offered at 13% cap rate and 24.7% cash on cash return
- Located right next to I-64 & US-231
- Prime location: 82 miles from Louisville Muhammad Ali Int'l Airport, 40 miles from Evansville Regional Airport
- Attracts leisure and business travelers year-round
- 61 rooms across three stories with interior corridors
- Built in 1998, renovated in 2016



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Additional Photos

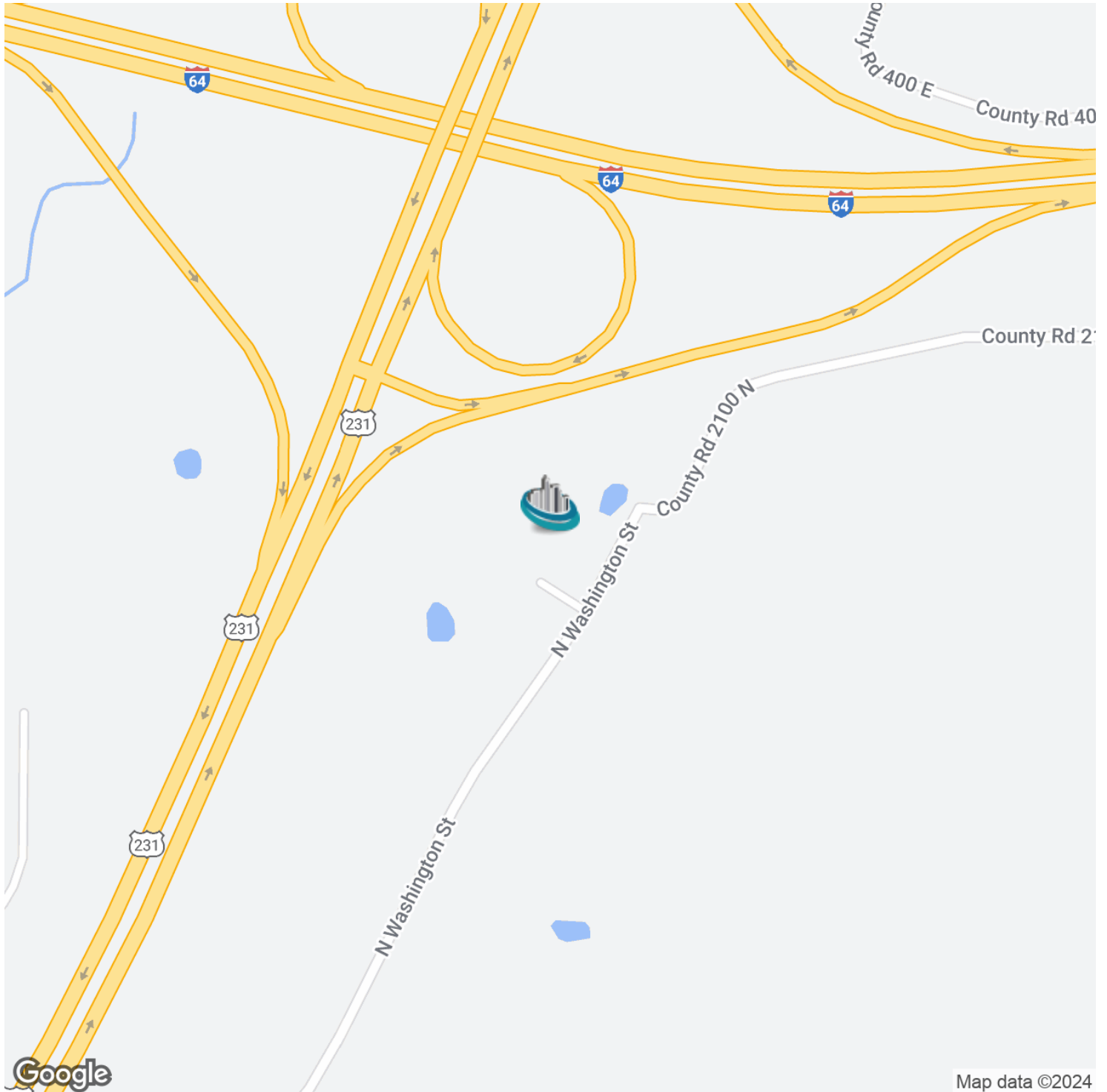




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Location Map



Map data ©2024

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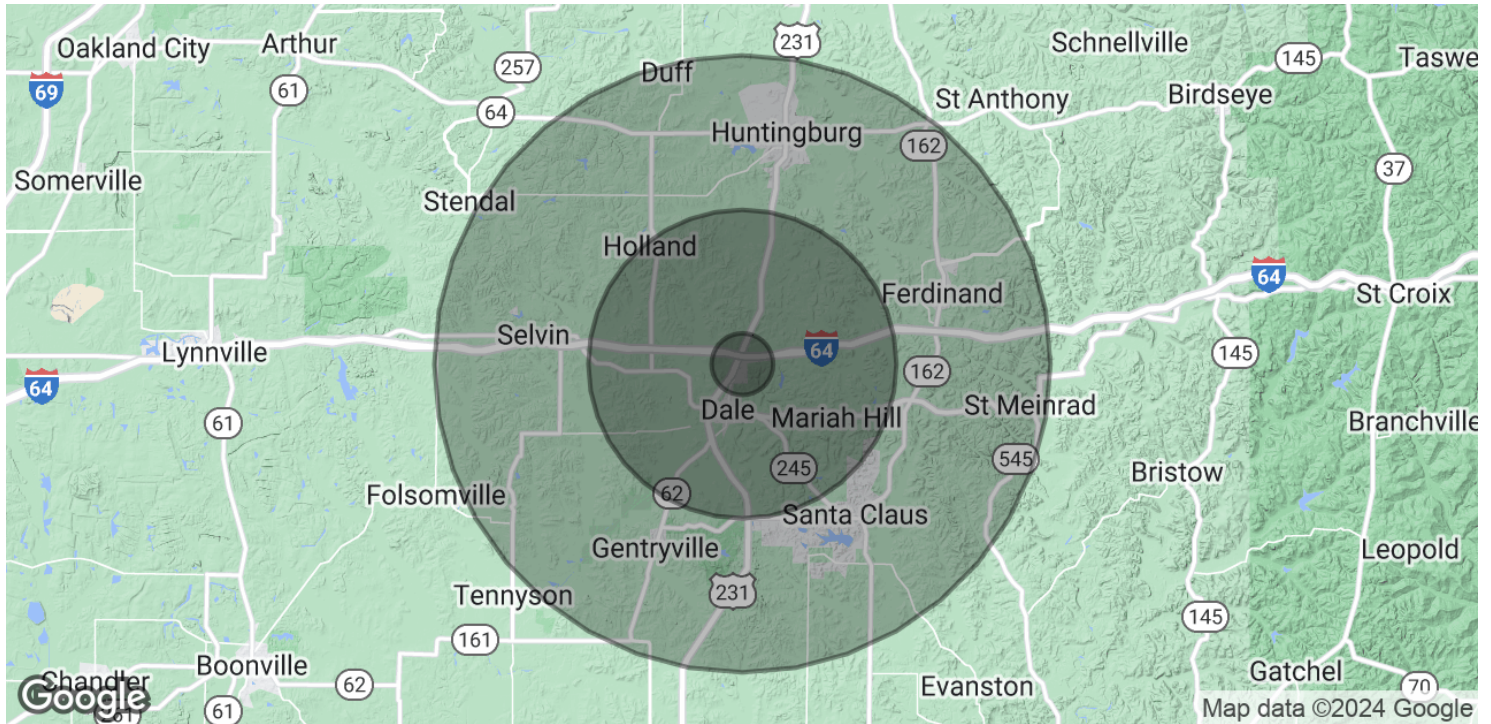
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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	234	4,903	22,023
Average Age	30.1	39.0	42.4
Average Age (Male)	33.3	39.8	41.2
Average Age (Female)	29.5	38.8	44.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	91	2,116	9,495
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$65,520	\$64,541	\$70,055
Average House Value	\$142,305	\$148,963	\$156,340

2020 American Community Survey (ACS)



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