



PREMIER PROPERTY PARTNERS

ANDREANNA GRILLO

248.574.7701

ag@premierpp.com

Raymen Yaldo

248.574.7767

ryaldo@premierpp.com



HOSPITALITY OFFERING FOR SALE

DAYS INN PENTWATER

7576 S PERE MARQUETTE HWY, PENTWATER, MI 49449

SALE: \$4,100,000



PROPERTY HIGHLIGHTS

- 44,000 SF building with 60 keys
- Renovated in 2012, built in 2004
- Zoned C-3 for commercial use
- Newly renovated rooms
- Pool and hot tub amenities
- On-site fitness center
- Convenient laundry facilities
- Proximity to US-31 freeway
- Close to Lake Michigan
- Near boutique shops and restaurants

OFFERING SUMMARY

Sale Price:	\$4,100,000
Number of Rooms:	60
Lot Size:	7.35 Acres
Building Size:	44,000 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	175	2,511	11,582
Total Population	213	3,405	18,880
Average HH Income	\$38,481	\$43,642	\$43,075



PROPERTY DESCRIPTION

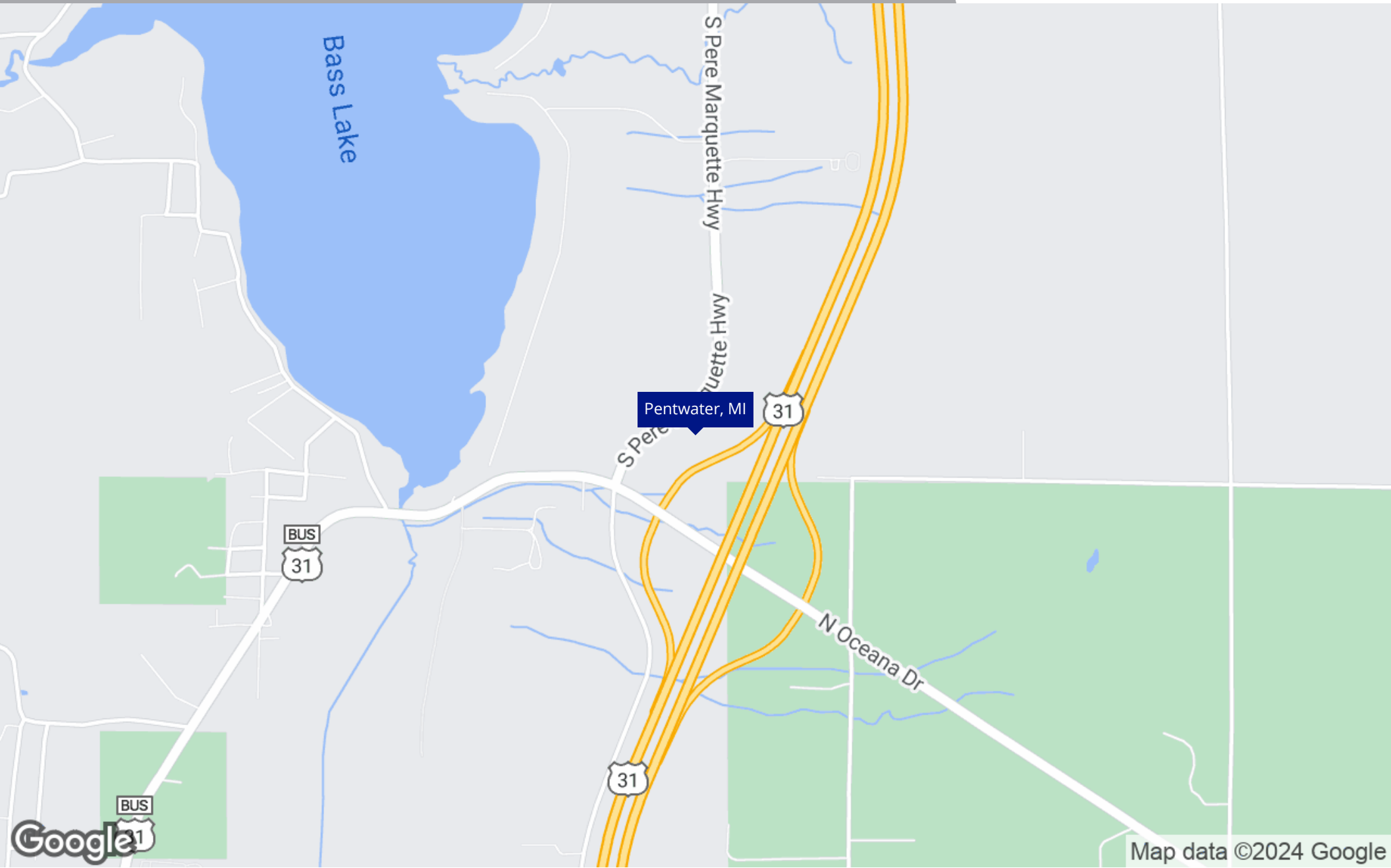
Introducing 7576 S Pere Marquette Hwy, Pentwater, MI, a prime investment opportunity in the hospitality sector. This building presents an enticing prospect for a full-service investor. Built in 2004 and tastefully refurbished in 2012, this property offers an appealing combination of modern amenities and prime location. With its C-3 zoning and strategic placement near major highways, it's perfectly positioned for success. From the alluring pool and hot tub to the convenient fitness center and laundry room, this property embodies the essence of a premier, full-service hospitality investment.

LOCATION DESCRIPTION

Nestled within the charming town of Pentwater, this prime real estate is positioned in a vibrant area, offering a multitude of attractions for visitors. Just a brief drive from Lake Michigan and within close proximity to the US-31 freeway, the location provides easy access for guests. Pentwater boasts boutique shops, art galleries, and an array of delightful restaurants, creating a welcoming environment for tourists. Additionally, the property is conveniently situated near a renowned winery, a picturesque golf course, and numerous iconic lighthouses, making it an enticing investment for hospitality industry professionals seeking a flourishing location with abundant local appeal.

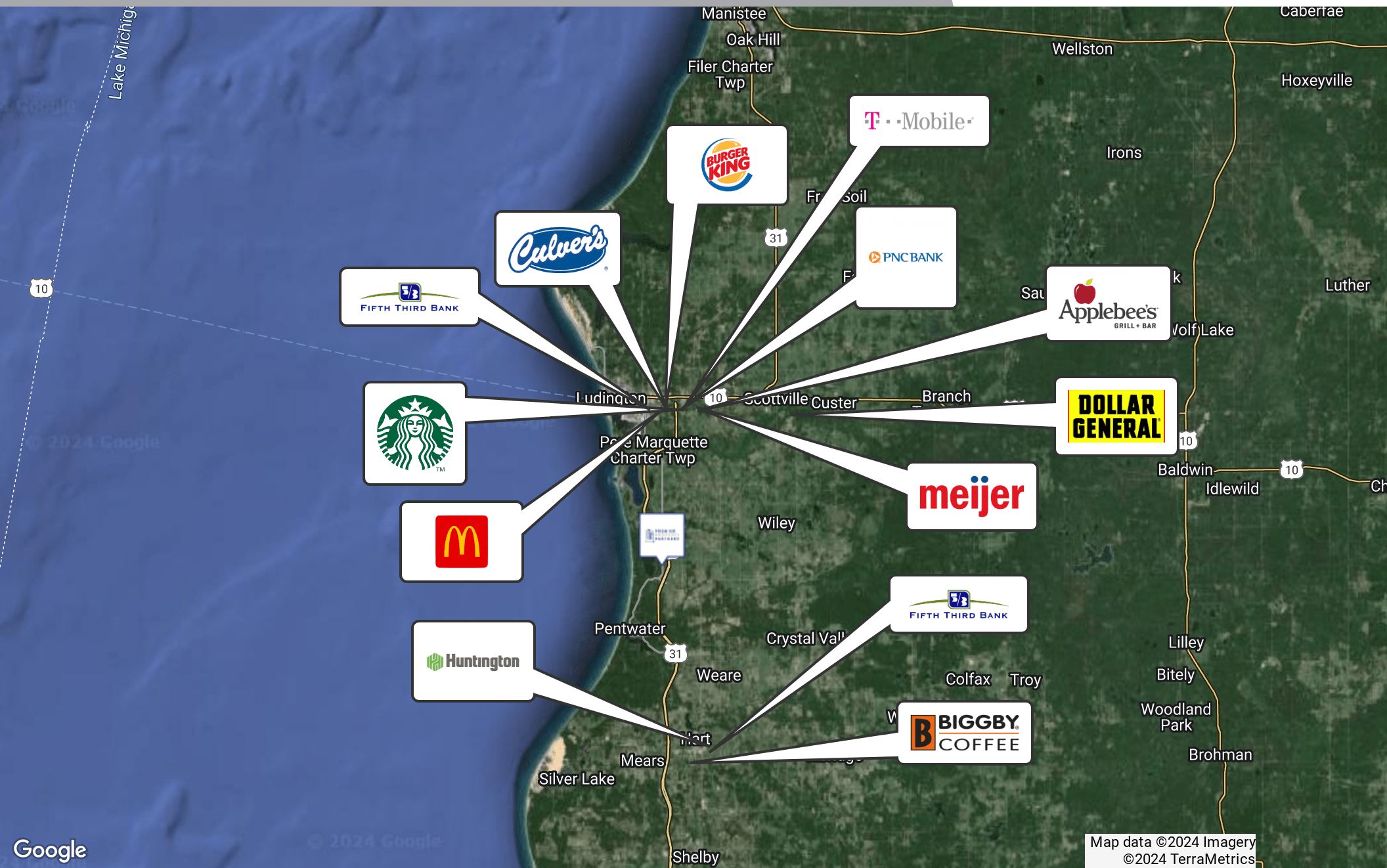






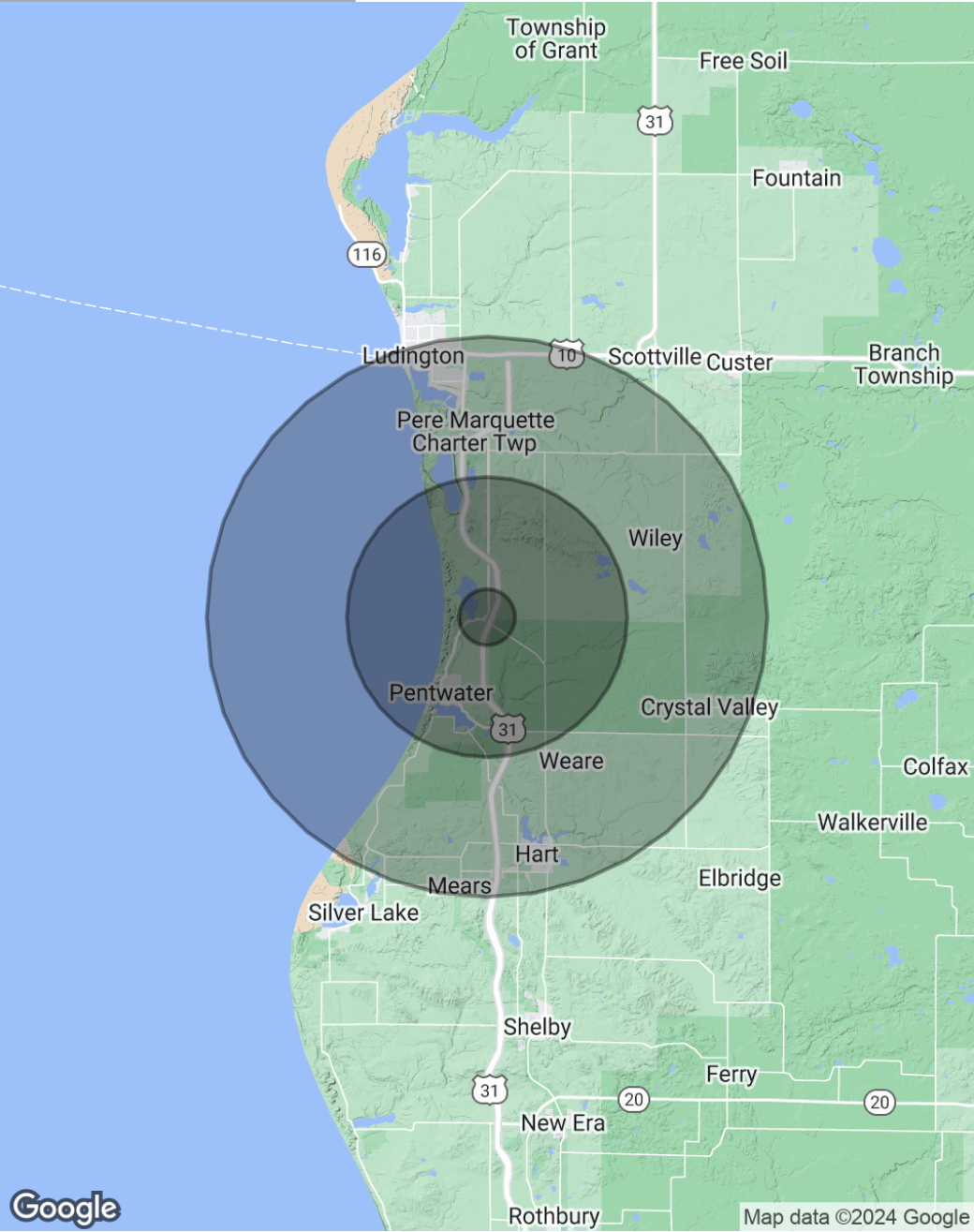


Google Imagery ©2024 Airbus, Maxar Technologies



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	213	3,405	18,880
Average Age	51.4	50.4	46.2
Average Age (Male)	50.9	50.2	44.3
Average Age (Female)	51.9	51.1	47.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	175	2,511	11,582
# of Persons per HH	1.2	1.4	1.6
Average HH Income	\$38,481	\$43,642	\$43,075
Average House Value	\$208,534	\$210,353	\$161,382

2020 American Community Survey (ACS)



AFFILIATIONS

Broker may have interest in or compensation arrangements with various services involved in the real estate sales transaction. These may include but are not limited to, lenders appraisal companies, title insurance companies, escrow services, inspectors and banking entities.

You are never required to use any of the companies that are recommended to you.

The broker may have interest in real property, the selling entity or other competing property and or businesses. The broker may have control of marketed property through a purchase agreement, lease agreement, independent agreement with the seller, or fee simple.

DISCLOSURE

It is recommended that Buyers always do their own due diligence and retain independent representation, the broker will not act as a CPA or attorney.

Premier Property Partners has made every effort to ensure that properties qualify for its intended use as advertised. No information provided is guaranteed to be accurate and Buyers are responsible for completing all of their due diligence to confirm the provided information. All information provided has been sourced from third parties and is thought to be reliable but is never guaranteed