

MOTEL 6 NORTHWEST TOPEKA, KS



November 14, 2018 8:08 pm

Address:

Topeka, Kansas

Description:

- Fee simple interest in the 96-room Motel 6 Northwest Topeka, KS priced at a substantial discount to replacement cost
- Current ownership is operating only 61 rooms with the remaining 35 units offline, which can be renovated for a diversified product offering (i.e. potential suite-style units)
- Subject Property represents the only Motel 6 product present in the Kansas state capital market

- Offered unencumbered of management with an ability to retain the Motel 6 flag via a long-term franchise agreement
- Absentee management affording strong operational upside for new owner/operator following minimal PIP renovation
- Positioned proximate to I-70 at the SW Fairlawn Rd. exit 357A, a location passed by upwards of 69,100 vehicles daily
- Ideally situated in the heart of Shawnee County and convenient to all regional demand including the Kansas State Capitol building, Stormont-Vail Hospital, Washburn University, Gage Park, and the new \$100 million Wheatfield Village mixed-use project

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