

Motel 6 and Great Inn PENDING

1004 and 1006 St. Patrick's Drive | Perry, GA | US | Houston County
Available SF: 43,264 | Sale Price: \$2,400,000

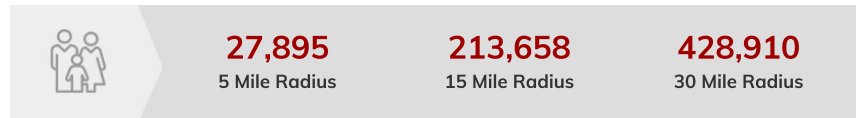


Property and Area Description

Motel 6 and Great Inn located in Perry, Georgia is for sale. The G6 Hospitality branded hotel and non branded Great Inn being offered at \$2,400,000, \$21,818 per key, 110 rooms. Additional 18 rooms currently used for lobby, laundry, housekeeping. Large manager apartment with 5 bedrooms, 2 room living area, plus kitchen. The property sits right off I-75 and US 341 on 4.2 acres. The sale also includes 1,243 SF retail building currently leased to hair salon. Both hotels are 2 story, exterior corridor, built in 1973 and 1974. Great Inn has a separate building with reception, breakfast area, and large commercial kitchen space with conference room that could be renovated to service demand. The courtyard has a shared outdoor pool. The hotel was divided in 2013. Room to add additional 32 room, 2 story building. Motel 6 was renovated in 2016, no penalty to terminate franchise, contract in place till 2028. No pip on seller's side. Buyer to negotiate buyer pip and transfer fee with franchise. Neighbor retailers are Walmart, The Sports Center, financial centers and restaurants. Perry is part of the Warner Robins MSA and the county seat of Houston County, one of the most rapidly growing communities in Georgia. The hotel is being offered fee simple, unencumbered by management contract.

Building Type:	Commercial, Other
Available SF:	43,264
Total SF:	43,264
Number of Stories:	2
Expandable:	Yes
Zoning:	Commercial
Site Size:	4.28 Acres
Year Built:	1973
Former Use:	currently a motel
Can Subdivide:	No
Within City Limits:	Yes
Sale Price:	\$2,400,000
Sale Price Note:	firm
Last Updated:	Feb 8, 2022

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Economic Development Contact

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Realtor/Owner Contact

Charlotte Jones
KW Commercial
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Transportation

Nearest Highway: US Highway 341 (.1 mi.)
Nearest Interstate: I-75 (.1 mile mi.)
Nearest Airport: Perry-Houston County Airport (PXE) (6.4 miles mi.)
Nearest Commercial Airport: Middle Georgia Regional Airport (30 miles mi.)
Rail Served: No
Rail Served By: None
Rail Accessible: No
Rail Infrastructure in Place: No

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