

A Must See to Appreciate the Opportunities!

**Located in Alpena, MI
On Lake Huron**



Main Industry:
Tourism
Medical
Concrete/Manufacturing
Shipping

Alpena has a thriving family & tourism industry balanced with strong and growing year round community developments.

Michigan's Governor Jennifer Granholm called Alpena, Michigan, "One of the state's best-kept secrets."

For Sale by Owner \$600,000

Main Competition:

- ❖ Holiday Inn- 144 Rooms
- ❖ Best Western- 40 Rooms
- ❖ Days Inn- 77 Rooms
- ❖ Rodeway Inn- 53 Rooms

	2006 Estimates
Rev	\$260,000
Occ	40%
ADR	\$45
DCR	2.39

**Large Parcel of Land
3+ Acres**

Opportunities

1. Operate as an Independent Motel w/Indoor Pool, Rest. and Lounge in a Great Location
2. Convert into Condominiums
3. Convert into Assisted Living Complex
4. Medical Offices/Complex
5. VA Hospital/Clinic
6. Use for Land Development

Contact

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