

AmericInn by Wyndham

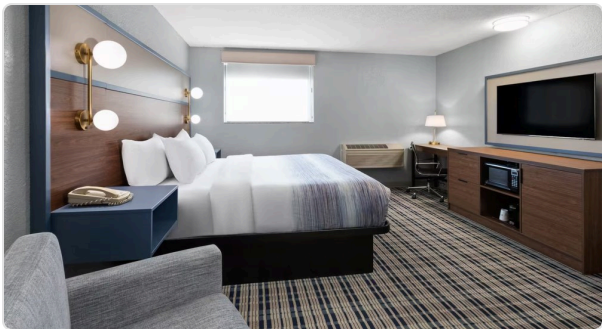
2210 WEST STREET SOUTH • GRINNELL, IOWA 50112

List Price: \$2.7M

57 ROOMS	2 STORIES	2.66 AC LAND AREA	34,627 BUILDING SF	I-80 EXIT 182	73 PARKING
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INVESTMENT OVERVIEW

The AmericInn by Wyndham is a 57-room, interior-corridor midscale hotel positioned at Interstate 80 Exit 182 in Grinnell, Iowa. A multi-phase Property Improvement Plan completed in 2023–2025 leaves the asset turnkey and free of near-term capital needs. Demand is anchored by a durable base of institutional accounts — Grinnell College, Grinnell Mutual Reinsurance, Brownells Inc., and UnityPoint Health — and supported by year-round interstate traffic along central Iowa’s primary east-west corridor between Des Moines and Iowa City.



PROPERTY HIGHLIGHTS

- **Fully Renovated Inventory** — guest rooms, public space, exterior, and signage restored
- **Interstate Exposure** — direct visibility and immediate access at I-80 Exit 182
- **Supply-Protected Submarket** — zero rooms under construction or in the pipeline
- **Full Amenity Set** — indoor pool, hot tub, fitness center, business center, and breakfast
- **Efficient Footprint** — 34,627 SF on 2.66 acres; 73 spaces (1.28 per key); interior corridors
- **Owner-Operator Opportunity** — a strong opportunity for a hands-on operator; right-sized for single-asset management



KEY DEMAND DRIVERS

Grinnell College
 1,583 employees • ~1,700 students

Grinnell Mutual Reinsurance
 769 employees • 17-state operation

Brownells Inc.
 Global headquarters since 1939

UnityPoint Health–Grinnell Regional
 400 employees • 50 physicians

Iowa Valley Community College
 Grinnell campus

I-80 Corridor
 Des Moines & Iowa City drive-by