

# Oberlin Motel

Ten Rooms, Two Apartments, and Manager's Living Quarters

# FOR SALE

11355 Saginaw St, Mt Morris, MI 48458



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THE HERISH GROUP

# Executive Summary



Asking Price	\$310,000
Gross Income	\$110,000
NOI	\$76,200
Cap Rate	24.5%
Acreage	0.32 Acres
Square Ft	2,688 SF
Zoning	R-1 SF PUD
Year built/ Renovated	1952 / 2020

## Executive Summary

- The **Oberlin Motel** is Operating as a Daily | Weekly Extended-Stay Motel.
- **Ten Motel Rooms, Two Apartments, and a Three-Bedroom Manager's Apartment**
- Surrounded by **National Retailers** such as Kroger, McDonald's, KFC, Bigby, Subway, Etc.,
- Main Retail Corridor | Near Interstate- 475 | Walking Distance to Downtown Mount Morris.
- 25 Total Parking Spaces, \$30,000 in Recent Renovations | Vinyl Flooring
- 100' Feet of Frontage on the Heavily traveled N Saginaw Rd. | 20,000 Vehicles Per Day
- Median Home Value= \$92,000 | 24,000 People within a Three Mile Radius.

Subject Property

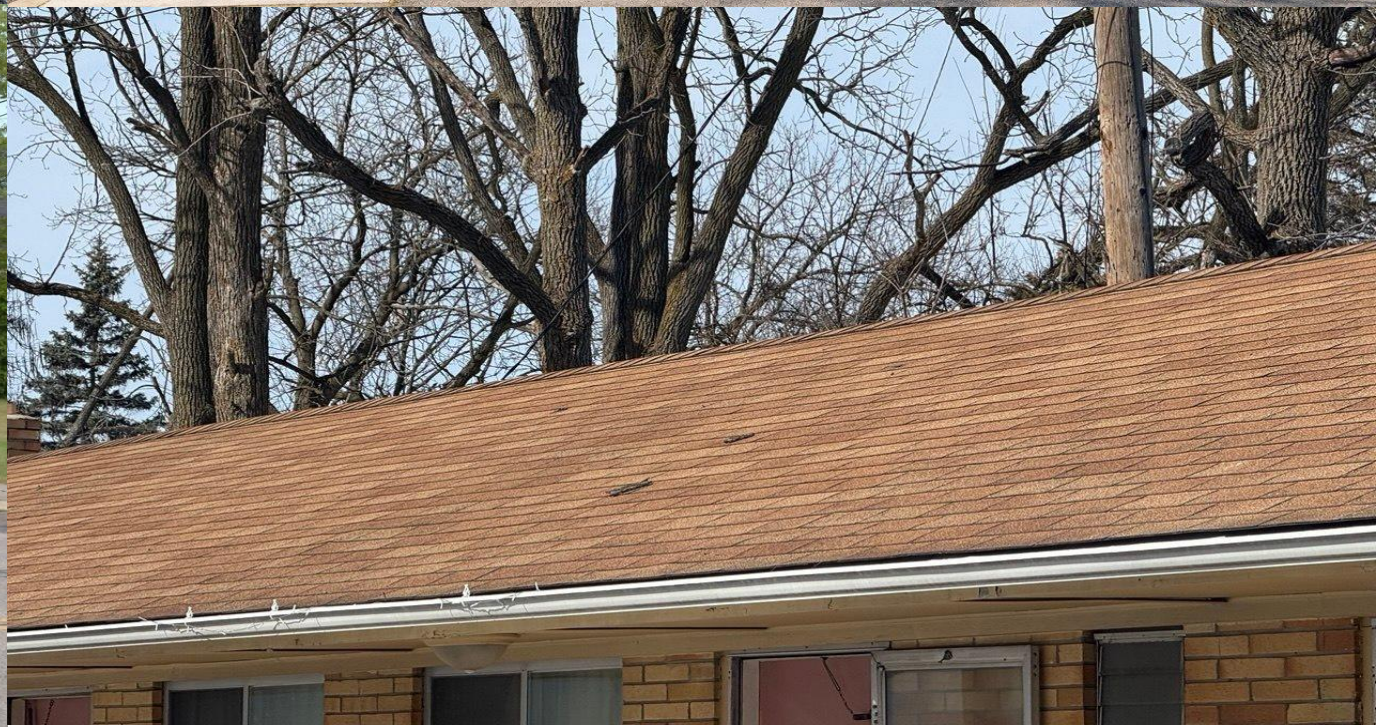


24,000 VPD



TACO BELL











## Demographics

## About: *Mount Morris*

### POPULATION

	1 mile	3 mile	5 mile
2020	5.8K	22.3K	63.2K
2025	5.6K	24.4K	68.7K
2030 Proj.	5.5K	24.8K	69.8K

### HOUSEHOLD INCOME

	1 mile	3 mile	5 mile
Avg	\$54.8K	\$55.5K	\$56.1K
Median	\$47.3K	\$41.2K	\$41.3K



**Mount Morris** is a city in Genesee County in the U.S. state of Michigan. The population was 3,170 at the 2020 census<sup>[4]</sup>. The city is bordered by Mount Morris Township on the west and Genesee Township on the east. It was named after Mount Morris, New York, because many of the early settlers had come from there.<sup>[5]</sup> It is part of the Flint metropolitan area.