

Manor Motel

1102 N Cunningham Ave, Urbana, IL 61802

Presented by
Real Legacy LLC



Price: Upon Request

Manor Motel is a well-positioned, independent motel located along the high-traffic Cunningham Avenue corridor in Urbana, offering excellent visibility and strong daily vehicle exposure. The property benefits from immediate access to Interstate 74, providing seamless connectivity for both regional and interstate travelers.

The property also includes a spacious on-site manager's unit featuring 2 bedrooms, a full kitchen, a separate living room, and two full bathrooms—ideal for owner occupancy or on-site management convenience.

Strategically situated near University of Illinois Urbana-Champaign and Parkland College, the motel enjoys consistent year-round demand from students, visiting families, faculty, and campus-related events. Additional demand drivers include nearby healthcare facilities, retail centers, dining options, and major employment hubs throughout the Urbana-Champaign market.

This asset presents a compelling value-add opportunity for investors and owner-operators, with upside potential through strategic renovations, improved operational efficiencies, and optimized room rates. Supported by stable occupancy fundamentals and diverse demand generators, the property is well-positioned for

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Do not contact the property directly; all inquiries through the listing Contact.

Includes spacious manager's unit with 2 bedrooms, full kitchen, living room, and 2 separate full bathrooms

Additional income potential is generated through on-site signage, providing supplemental revenue from third-party advertising.

Turnkey, income-producing independent motel on high-visibility Cunningham Avenue in Urbana

Strong street exposure with consistent daily traffic flow

Value-add opportunity through renovations, operational improvements, and rate optimization

Ideal for owner-operators or investors seeking stable cash flow with upside potential

Convenient access to I-74, University of Illinois Urbana-Champaign (UIUC), and Parkland College

Close proximity to major employers, retail, and healthcare facilities supporting steady demand

Strong demand drivers support consistent year-round occupancy potential

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Proximity to University of Illinois Urbana-Champaign (UIUC) and Parkland College

Easy access to I-74 and major regional transportation routes

Ideal for owner-operator or investor seeking cash-flow asset with upside

High-visibility location on Cunningham Avenue with strong daily traffic exposure

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Property Photos



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IMG_0518

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Property Photos



IMG_0524



IMG_0523

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Property Photos



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Property Photos



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Manor Motel

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Property Photos



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Location

