



For more information or to express your interest,  
please contact BK at **850-758-3401**.  
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## Property Overview

This Motel 6 enjoys high occupancy rates due to its proximity to the Kingsland Naval Base and heavy traffic from I-95 travelers. The property is well maintained and features an interior corridor, presenting exceptional opportunity for either conversion to higher performing brand or profit from well-established business revenue. Ideal for investors looking to enter the hospitality industry or expand their portfolio in promising location.

## Highlights

- **Prime Location:** Easily accessible from the I-95 exit and situated near the Kingsland Naval Base, ensuring consistent visitors as well as work traffic. Located between Jacksonville FL and Savanna GA.
- **Upside Potential:** Offers significant potential for increased revenue through operational improvements.
- **Property Features:** well-maintained 3 story building with an elevator, interior corridor, 60 rooms (57 guest rooms, managers' and employee apartment), guest laundry, suitable for conversion to alternative uses or upgraded hospitality offerings.
- **Minimal PIT:** The property incurs minimal PIT
- **Franchise Agreement:** There is a long-term contract with the franchisor, which includes attractive terms and conditions for continued operation.
- **Truck Parking:** Ample truck parking is available on site, catering to commercial travelers and increasing occupancy potential.
- **Opportunities:** The premises include plenty of free space, allowing for the addition of a swimming pool or other amenities to further enhance guest experience and revenue.