

Quality Inn & Suites – Downtown Mansfield, OH

Sales Offering Summary | Direct from Owner

116 Park Avenue West, Mansfield, OH 44902

102 Keys | Branded Midscale Hotel | Flagged in July 2024 as Quality Inn & Suites

Asking \$2,500,000 Firm

Investment Overview

This is a unique opportunity to acquire a 102-room branded hotel located in the heart of downtown Mansfield, Ohio. Formerly a full-service Holiday Inn, the hotel experienced operational setbacks over the past decade due to mismanagement, resulting in performance decline and the loss of the Holiday Inn franchise in December 2021.

In July 2024, the property was rebranded as a Quality Inn & Suites (Choice Hotels), and in January 2025, professional third-party management was engaged. Since then, operations have begun a steady turnaround. This offering is ideal for an owner-operator looking to acquire an undervalued asset with strong fundamentals and significant upside potential.

Turnaround Opportunity

- **Current Performance Below Market**

With a RevPAR index (T12 March 2026) of just 33, the hotel is significantly underperforming relative to peers, largely due to historic operational instability. The comp set benchmark is 100, indicating a clear upside opportunity.

- **Repositioning Underway**

The recent Quality Inn & Suites rebranding, combined with professional management since January 2025, is improving quality scores, guest satisfaction, and booking momentum.

- **Ideal for Owner-Operator**

This is a value-add opportunity, not a passive investment or turnkey asset. A hands-on owner can drive occupancy, optimize labor, and build local partnerships to unlock the hotel's revenue potential.

- This is a repositioning opportunity for those who view operational inefficiencies as potential upside. With strong ownership and management, the asset can outperform its comp set and regain its historic leadership position in the market.

Asset Highlights

- 102 Rooms | 6 Floors
- Concrete Structure | Ample Surface Parking

- 4,800 SF of Meeting Space | Indoor Pool | Fitness Center | Business Center
- Former Full-Service Layout: Restaurant space (Park 116) remains intact with potential for reactivation
- Unused 4th floor offers potential for additional guestrooms or alternative uses

Location Snapshot – Mansfield, OH

- Strategically located between Columbus and Cleveland along I-71
- Key demand drivers include the Ohio State Reformatory, Malabar Farm, Snow Trails, and major manufacturers such as Gorman-Rupp, Hyundai Ideal Electric, and AK Steel
- Stable demand base from healthcare, manufacturing, and regional events

Offering Details

- Offered unencumbered by management
- Franchise: Quality Inn & Suites (Choice Hotels)
- Title: Fee Simple