

FOR SALE
MOTEL PORTFOLIO

Big Chief Motel Portfolio—434 W Front St.
BATTLE MOUNTAIN, NV 89820



58 UNIT MOTEL PORTFOLIO—21,827± SF MOTEL & ADDITIONAL PARCELS



PROPERTY DESCRIPTION

- **434 W Front Street—002-032-06**
21,827± SF 58 Unit Motel on 1.15± Acres
- **408 W Front Street—002-032-03**
2,517± SF 4 Bed 2.5 Bath Residence on .21± Acres
- **474 W Front Street—002-032-01**
1,708± SF Convenience Store on .21± Acres
- **415 W 2nd Street—002-032-04**
.12± Acre Lot
- **East Front Street—011-080-03**
2.40± Acre Lot with Billboard—approx. 1.4 miles east of other parcels

PROPERTY HIGHLIGHTS

- **2025 Revenue:** \$1,561,058
- **2025 Total Expenses:** \$590,020
- **2025 NOI:** \$971,038
- **2025 CAP Rate:** 14.2%
- **Annual Expense %:** 37.8%

2025 Actual Numbers with Family Member as Owner/Operator/Manager

- Value Add additional buildings/land could generate additional revenue and/or accommodate additional development
- Located on the main street in Battle Mountain and additional parcel has signage at east part of town

OFFERING SUMMARY

SALES PRICE	ZONING
\$6,800,000.00	C2-Commercial
TOTAL BUILDINGS SF	TOTAL ACRES
26,052± SF	4.09± ACRES
MOTEL UNITS	COUNTY
58	Lander

[VIDEO TOUR OF BIG CHIEF MOTEL PORTFOLIO](#)

Units	Room Type	Units w/Kitchens	Daily Avg Rental*	Weekly Rate*
32	Double Queen Room	15	\$129.00	\$550—\$599
24	Single King Room	8	\$119.00	\$450 - \$550
2	Single Queen	-	\$99.00	\$450

58

Total

*Prices do not include tax

JEB JOHNSON
LOUIE LLAMAS
KEN STARK

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2 Queen Room



1 King Room

MOTEL RENOVATIONS & IMPROVEMENTS

- 58 fully updated rooms on 1.15 acre
- Laundry Area, Pool and Barbeque Area
- New Exterior Paint
- Rooms include Microwave, Refrigerator, Coffee Pot, & High Speed Wireless Internet
- Room Heating/AC Units replaced in 2023—additional units are available on standby
- Metal Roofing was replaced in 2012
- Parking Lot Resurfaced in 2023
- Monument Sign Updated in 2023
- Updated Exterior Lighting in 2023
- Updated Pool area—New Pump in 2020 and new Pool Furniture in 2022



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