

# RBOMN

Restaurant Brokers of Minnesota, Inc.  
Brokerage | Project Management | Property Management

## AMERICAS BEST VALUE INN

For Sale - \$1.75 Million

16776 198th Ave NW  
Big Lake, MN 55309



Terms:	Cash or Terms acceptable to Seller
P.I.D.:	65-00565-0110
Taxes:	\$23967.00
Room Sales:	2025 \$471,406.00
Occupancy:	2025: 71.45%
Year Built:	2008
Rooms:	33
Building Size:	16,500 Square Feet on two lots
Lot Size:	37897 Square Feet
Parking:	42
Years Established:	Current owner 2024
Reason For Selling:	Other interests

Additional Comments: Handicap accessible and elevator for second story. New 55" TV in all rooms. New roof. New water heater. New HVAC for hallways in 2025. 2 Kings with Jacuzzi, 15 rooms with Double Queen, 15 King, and 1 family room. Also, 2 bedroom quarters for manager. This location does not have a pool.

### Please Contact:

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**NOTICE:** This is a confidential listing - do not discuss this property with employees or owner.  
Information is provided by the Seller - neither RBOMN nor its Agents guaranty its accuracy or comprehensiveness.

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