

QUALITY INN ERIE, PA

8040 Perry Hwy Erie, PA 16509



QUALITY INN ERIE, PA

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HOSPITALITY OFFERING FOR SALE

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PROPERTY INFORMATION

SECTION 1

QUALITY INN ERIE, PA

8040 Perry Hwy, Erie, PA 16509

HOSPITALITY OFFERING FOR SALE



SALE PRICE

\$3,000,000

HIGH LEVEL OVERVIEW

-

OFFERING SUMMARY

Cap Rate:	15.2%
NOI:	\$456,000
Available SF:	
Lot Size:	14.58 Acres
Year Built:	1973
Building Size:	66,112 SF
Renovated:	2023
Zoning:	C- Hotels
Price / SF:	\$45.38

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	920	4,378	14,240
Total Population	2,056	9,433	30,968
Average HH Income	\$84,396	\$81,128	\$69,628

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LOCATION DESCRIPTION

Located off of busy I-90 just across from the Presque Isle Downs & Casino in beautiful Erie PA.

Erie, Pennsylvania, is a city located in the northwestern part of the state, along the southern shore of Lake Erie. It is the fourth-largest city in Pennsylvania and has a rich history and a diverse range of attractions and activities.

Lake Erie: Erie is known for its stunning waterfront along Lake Erie, one of the Great Lakes. Presque Isle State Park, a peninsula that extends into the lake, offers beautiful beaches, walking trails, and opportunities for boating, fishing, and bird-watching. It's a popular spot for outdoor enthusiasts.

Manufacturing Heritage: Erie has a strong manufacturing history, particularly in industries like locomotive manufacturing, paper production, and plastics. The city played a significant role in the Industrial Revolution, and remnants of this heritage can still be seen today.

Downtown Erie: Downtown Erie features a mix of historic and modern architecture. You'll find various shops, restaurants, and cultural attractions, including the Erie Art Museum and Warner Theatre, which hosts concerts and Broadway shows.

Education: Erie is home to several colleges and universities, including Gannon University and Mercyhurst University, contributing to a vibrant academic community.

Sports: Erie is home to the Erie SeaWolves, a Double-A minor league baseball team affiliated with the Detroit Tigers. Sports enthusiasts can also enjoy hockey games with the Erie Otters, a junior ice hockey team.

Culture and Entertainment: The city offers a range of cultural experiences, from art galleries and theaters to music festivals and community events. The Erie Philharmonic and Erie Playhouse are notable cultural institutions.

Cuisine: Erie boasts a diverse culinary scene, with a focus on fresh seafood from Lake Erie. You can find a wide variety of dining options, from casual eateries to upscale restaurants.

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Add text here...

PROPERTY HIGHLIGHTS

- - 66,112 SF building with 110 units
- - Renovated in 2023 for modern appeal
- - Zoned C- Hotels for versatile usage
- - Perfect for hospitality or full-service investment
- - Prime location in the thriving Erie area
- - Well-performing bar & grill included
- - Endless options for future development
- - Ideal for waterpark, MUH, or storage facility
- - Solid investment opportunity with great potential
- - Additional investment opportunity to purchase the 6-acre land for future development



Add text here...

QUALITY INN ERIE, PA

8040 Perry Hwy, Erie, PA 16509

HOSPITALITY OFFERING FOR SALE

HOTEL DETAILS

Building Name	Quality Inn Erie, PA
Address	8040 Perry Hwy
City, State, Zip	Erie, PA 16509
County	Erie
County Parcel ID	40012066000701
Tel & Fax	814-864-4911
Date Built / Open	1978
Total SF	66,112 SF
Guest Rooms	110
Typical King	44
Typical Q/Q	9
Typical D/D	45
Suites	10
ADA Accessible	2
Total Rooms	110

BUILDING AMENITIES

Pool Type	Outdoor Pool
Hotel Shuttle Van	No
Number Of Floors	2
Food Service Facilities	Restaurant On Site
Meeting Space / Total Size	Yes-2
Boardroom	Yes-1
Business Center	No
Gift Shop	No
Exercise Room / Size	Yes-10x30

LOCATION INFORMATION

LISTING INFORMATION

Listing Start Date	2023-08-21
Listing	-
Commission	
Listing Agent	Niraj Parikh, Anish Shah, Thomas Buonii
Listing Broker	Real of PA, e-merge Real Estate Unlimited
Listing Agent	-
Signature	
Date	January 10, 2026

GUEST ROOM INFORMATION

RENOVATION INFORMATION

PIP Status	Done in 2023
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FINANCIAL INFORMATION

Years New Owner Can Get For A New	2
Franchise	
Fee Simple Or Lease Hold; Details	Fee Simple

LISTING INFORMATION

Listing Price	\$3,000,000
Date	January 10, 2026

BUILDING INFORMATION

Guestroom Door Lock System	Magnetic Keys
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INTERNET

High-Speed Internet (Wired/Wireless)	Yes
Public Areas	Yes
Meeting Space	Yes
Guestrooms	Yes

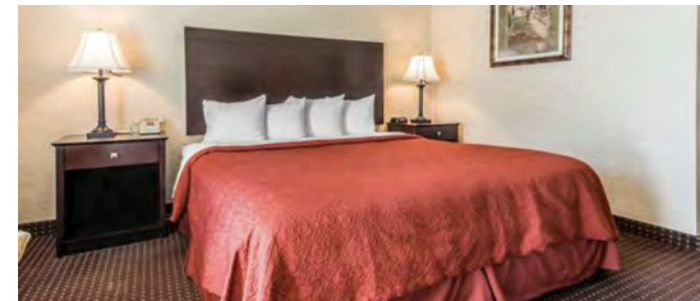
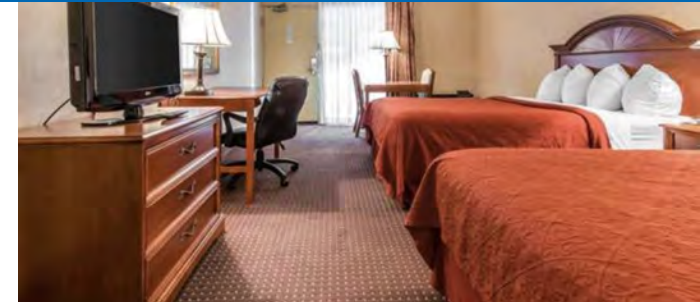
HVAC

100% Makeup Air	Rooftop PATC
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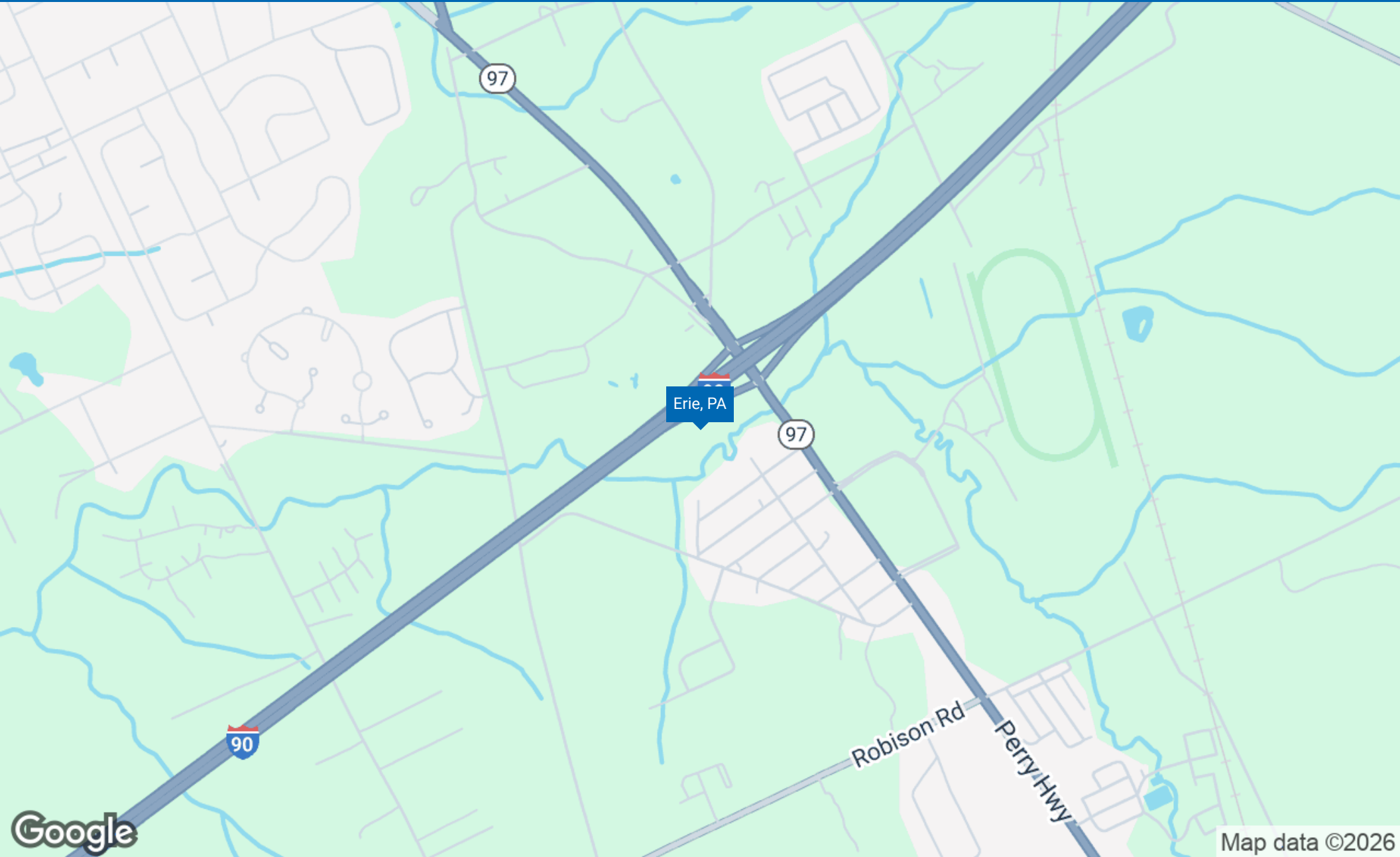
LOCATION INFORMATION

SECTION 2

QUALITY INN ERIE, PA

8040 Perry Hwy, Erie, PA 16509

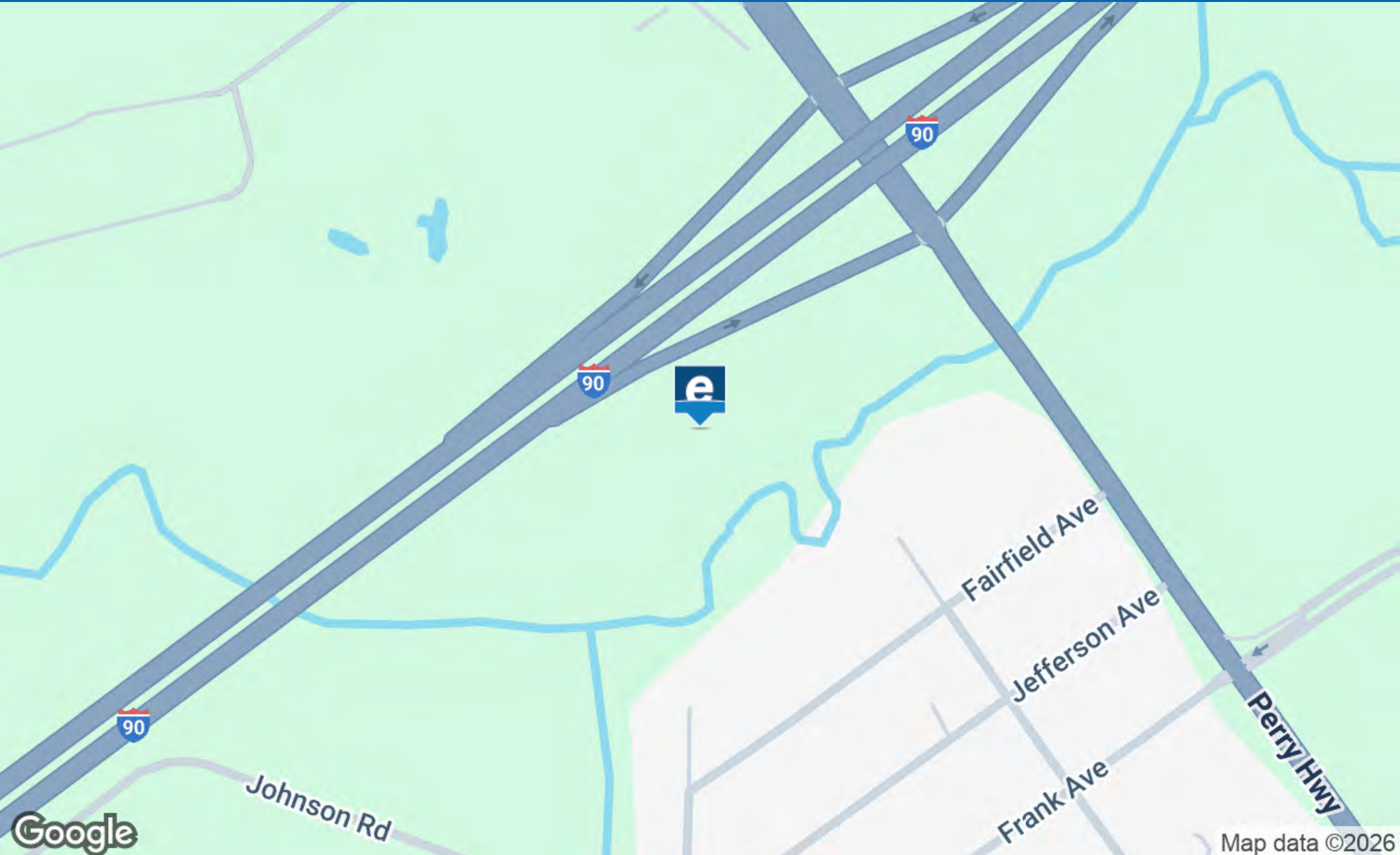
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HOSPITALITY OFFERING FOR SALE

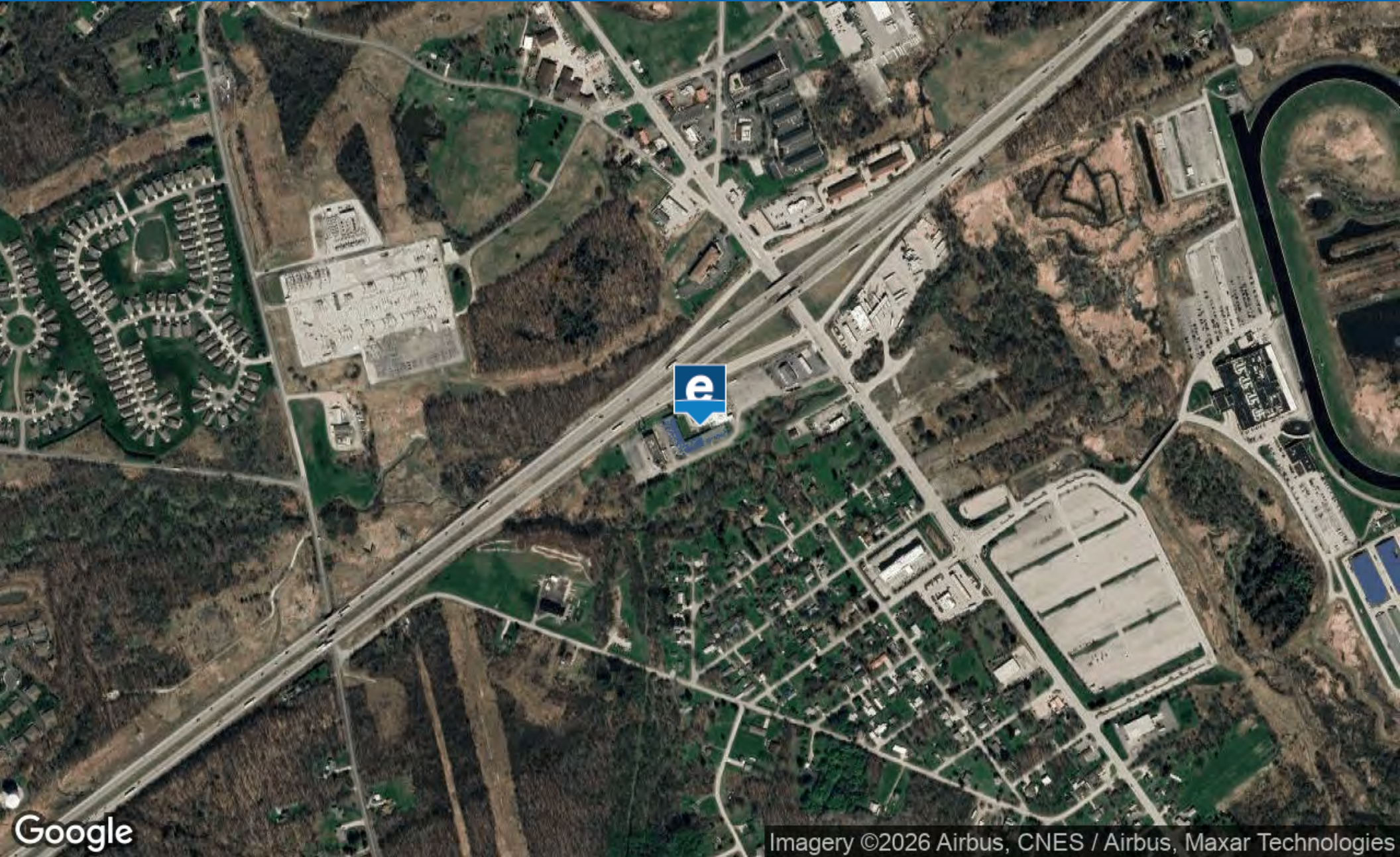


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FINANCIAL ANALYSIS

SECTION 3

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HOSPITALITY OFFERING FOR SALE

INVESTMENT OVERVIEW

	QUALITY INN
Price	\$3,000,000
Price per Room	\$27,272
RevPAR	-
ADR	-
CAP Rate	15.2%
Cash-on-Cash Return (yr 1)	32.89 %
Total Return (yr 1)	\$300,195
Debt Coverage Ratio	2.18

OPERATING DATA

	QUALITY INN
Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income (based on 2024 STATS)	\$1,200,000
Operating Expenses	-
Net Operating Income	\$456,000
Pre-Tax Cash Flow	\$246,669

FINANCING DATA

	QUALITY INN
Down Payment	\$750,000
Loan Amount	\$2,250,000
Debt Service	\$209,331
Debt Service Monthly	\$17,444

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INVESTMENT OVERVIEW

QUALITY INN

Principal Reduction (yr 1)

\$53,526

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INCOME SUMMARY

QUALITY INN

Gross Income

\$1,200,000

EXPENSE SUMMARY

QUALITY INN

Gross Expenses

-

Net Operating Income

\$456,000



DEMOGRAPHICS

SECTION 4

QUALITY INN ERIE, PA

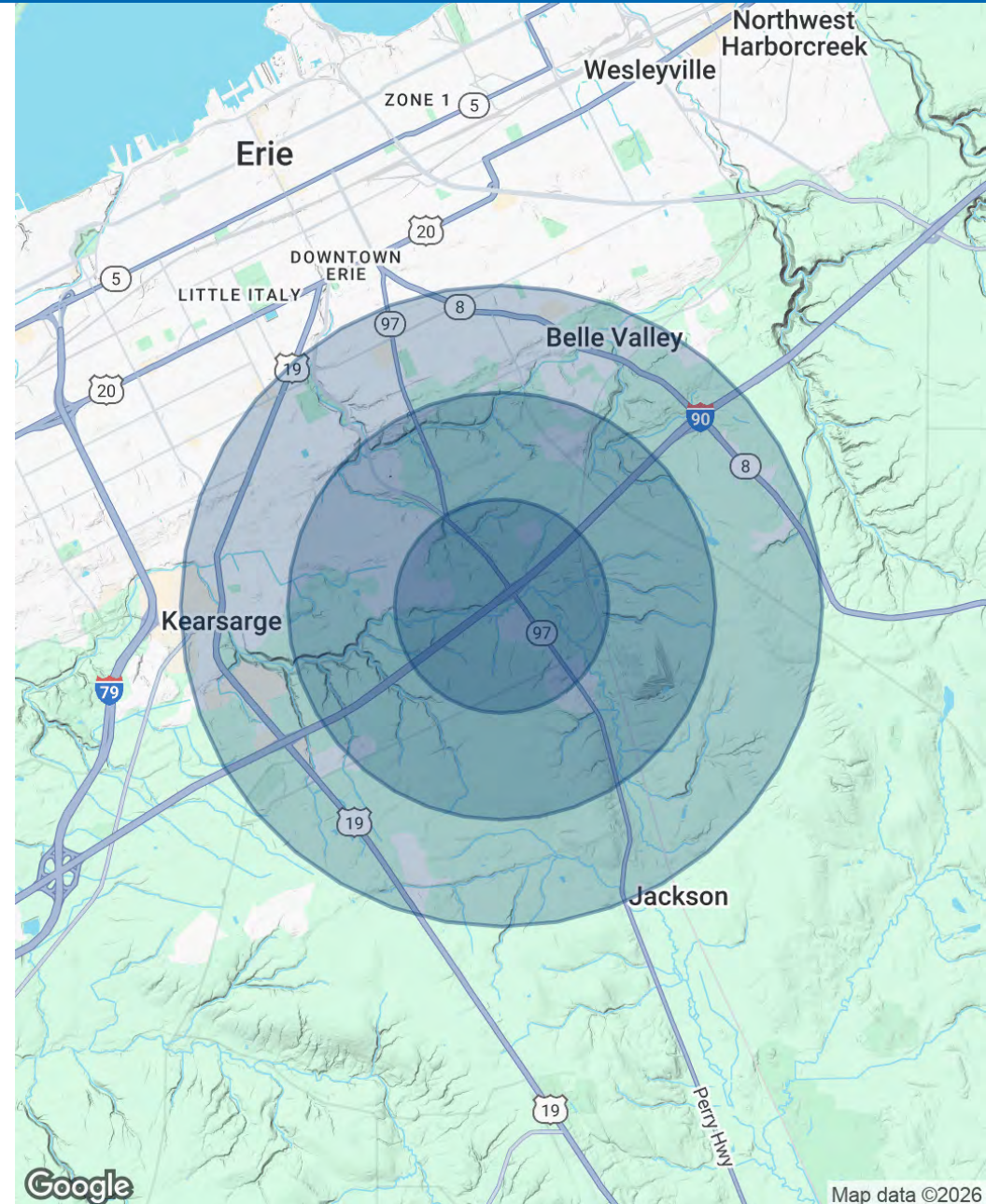
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,056	9,433	30,968
Average Age	48.4	44.2	41.4
Average Age (Male)	49.3	44.5	40.7
Average Age (Female)	47.5	45.0	42.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	920	4,378	14,240
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$84,396	\$81,128	\$69,628
Average House Value	\$203,252	\$189,588	\$175,836

2020 American Community Survey (ACS)



Google

Map data ©2026



ADVISOR BIOS

SECTION 5

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BROKER OF RECORD:

REAL OF PENNSYLVANIA



NIRAJ PARIKH
REAL ESTATE PROFESSIONAL
RESIDENTIAL | COMMERCIAL | INVESTMENT
THINKING OF BUYING OR SELLING?
CONTACT ME TODAY!
848-565-5006 parikhrealty@gmail.com
@nparikh21

The complex block features a central portrait of Niraj Parikh, a man with a beard wearing a light blue blazer, set within a white hexagonal frame. To the left of the frame are two small images of a modern kitchen with white cabinetry and orange stools. To the right is a small image of a building's exterior with a window. The background of the entire block is white with light blue horizontal lines separating the text sections.

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ANISH SHAH

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