

1561 6TH STREET

WELLS, NEVADA 89835

±17,480 SF Hospitality / Hotel Property

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KELLERWILLIAMS, REALTY

APEX



PARK INN BY RADISSON – WELLS

park inn
by Radisson

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Executive **Summary**

±17,480 SF Hospitality / Hotel Property



1561 6th Street Well, Nevada

1561 6th Street

WELLS, NEVADA 89835

Park Inn is a hospitality asset located in the City of Wells, Nevada, offering investors an opportunity to acquire an income-producing property positioned along a key travel corridor in northeastern Nevada. The property benefits from its proximity to Interstate 80, which serves as a major east-west transportation route connecting Northern California, Nevada, and Utah.

Situated on approximately ±[2.29] acres of land, the property consists of a ±[17,480] square foot motel/hotel building designed to accommodate short-term and overnight travelers. The site provides convenient on-site parking and easy access for guests traveling by car, truck, or RV. The property's layout and zoning may allow for continued hospitality use and potential repositioning or operational enhancements.



±17,480 SF

TOTAL BUILDING AREA



±2.29 AC

LAND AREA



99 Rooms

FRANCHISED HOTEL ASSET



96 Parking Space

ON-SITE SURFACE PARKING



Near I-80

PRIME CONNECTIVITY



Property **Photos**

±17,480 SF Hospitality / Hotel Property

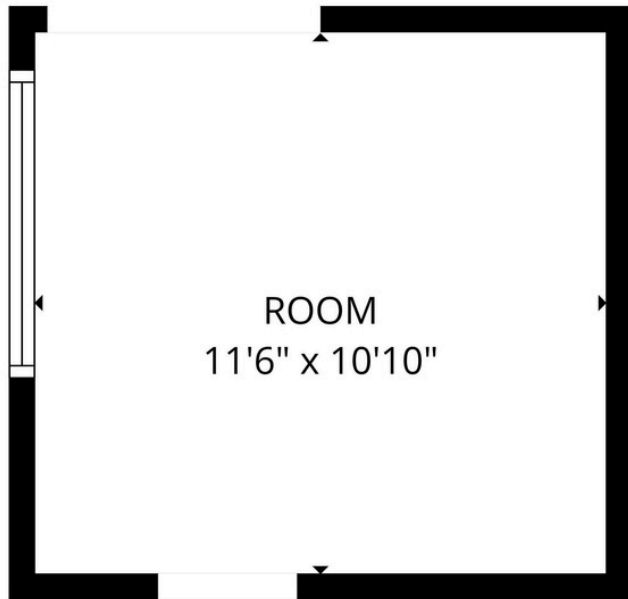


1561 6th Street Well, Nevada



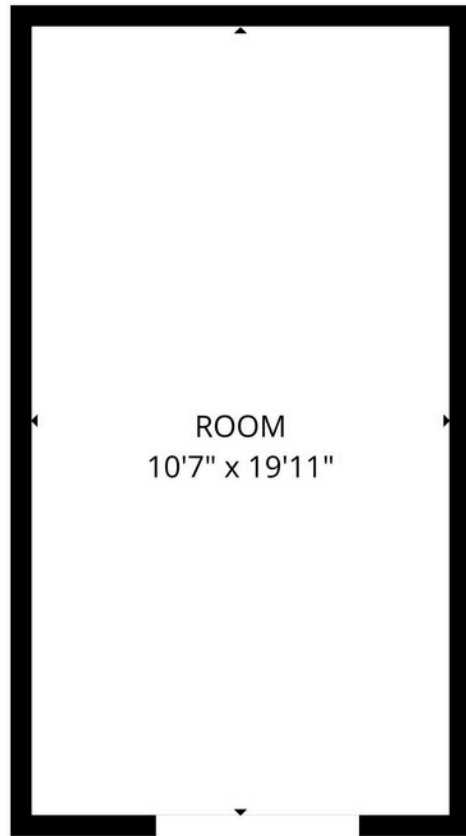






FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

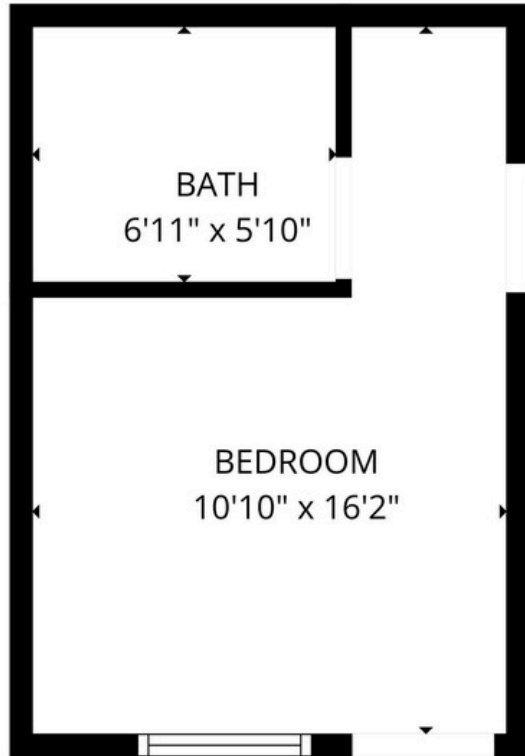




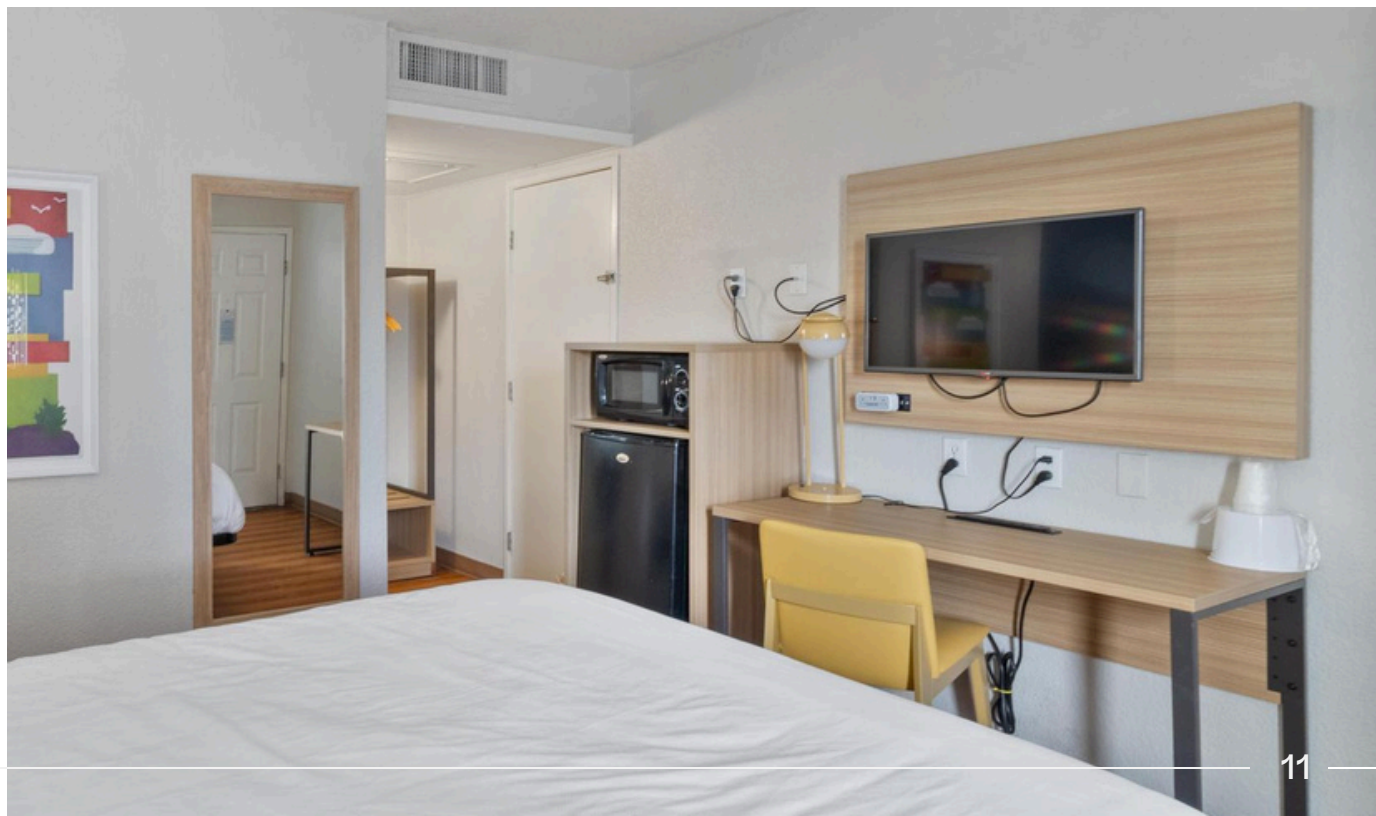
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



1 Queen, 1 Bath



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

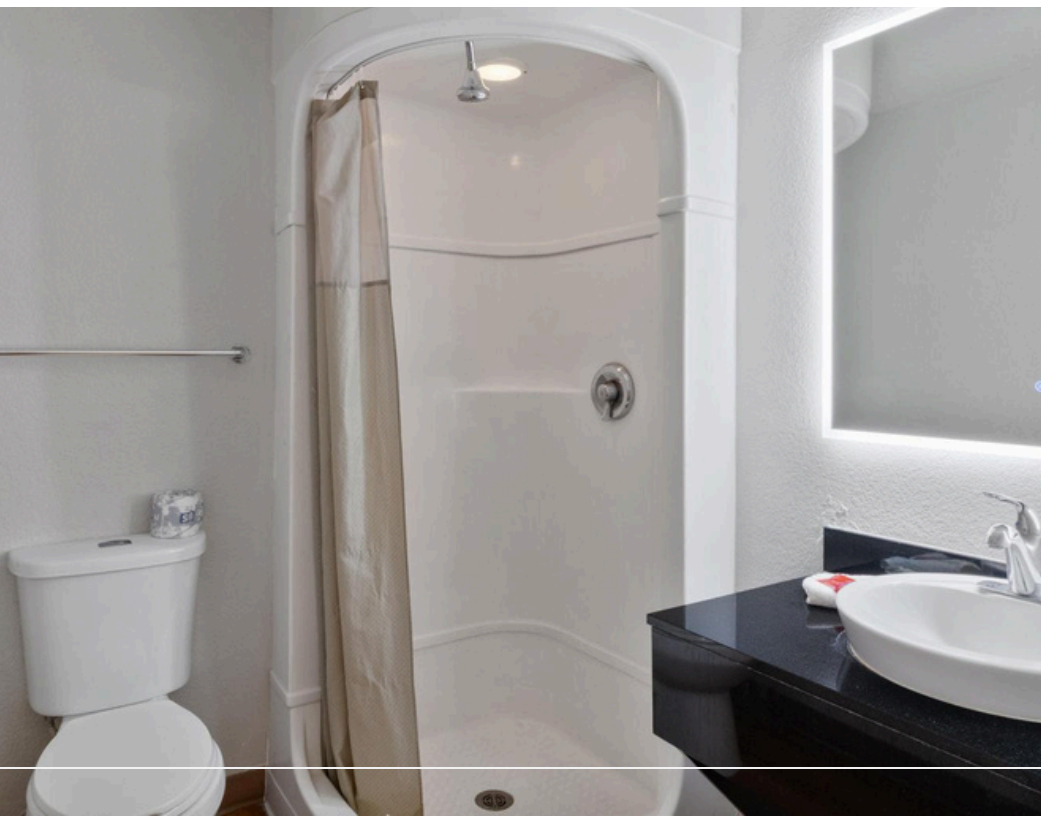


1 Queen, 1 Bath



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2 Queen, 1 Bath



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

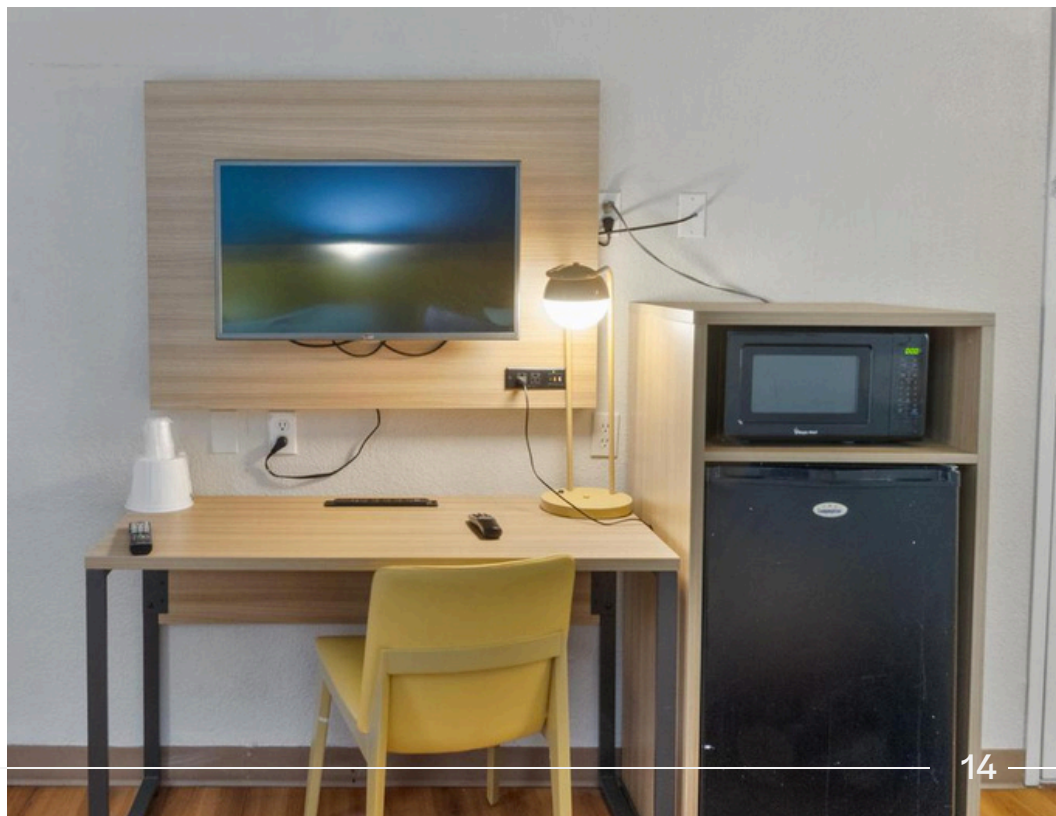
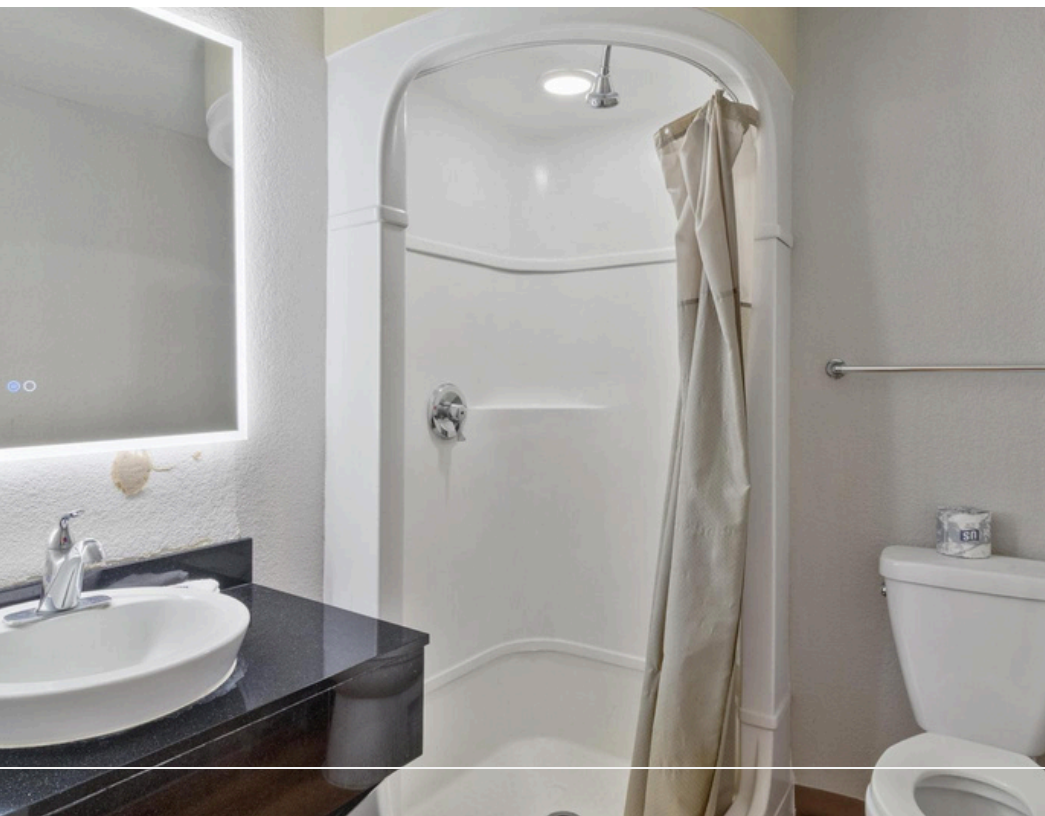


2 Queen, 1 Bath

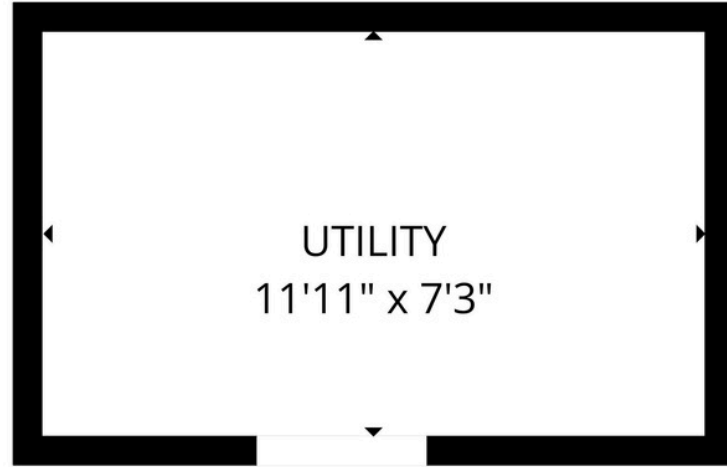


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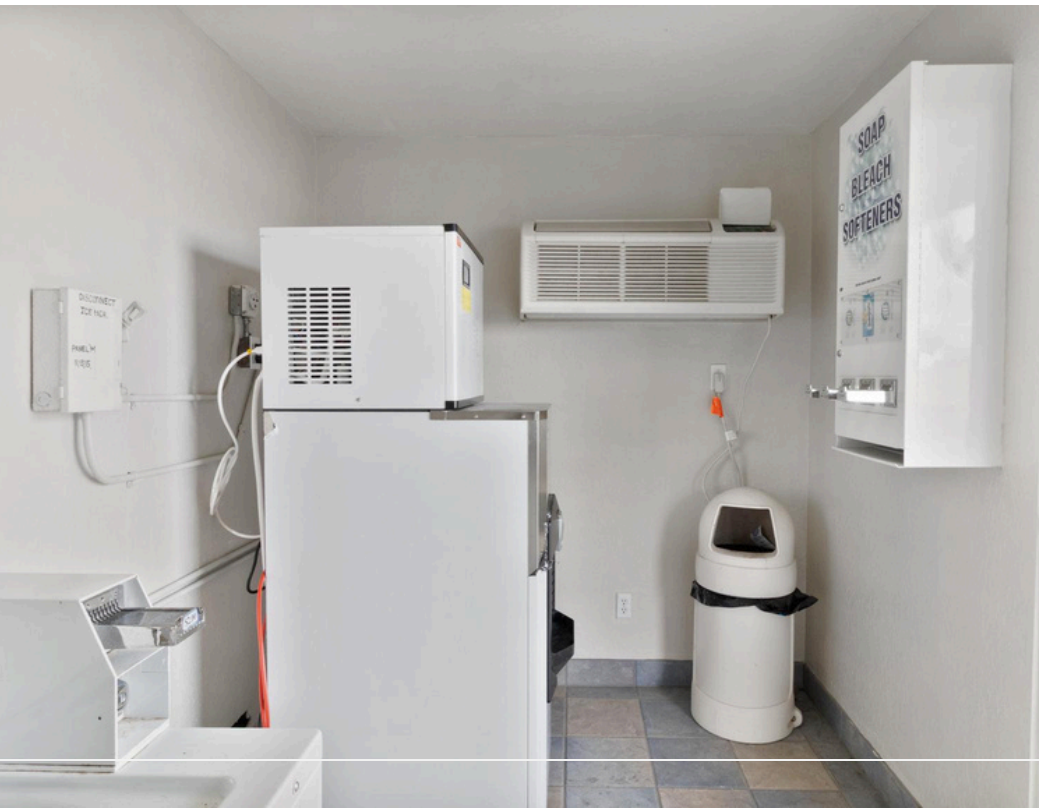
ADEX



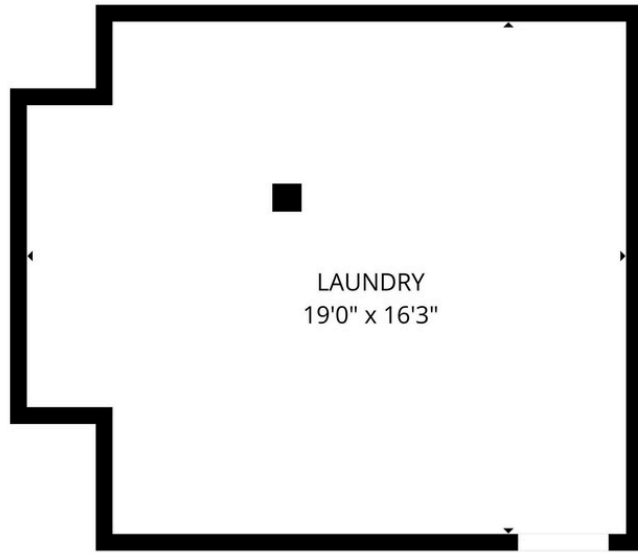
Laundry Room



FLOOR PLAN CREATED BY CURICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



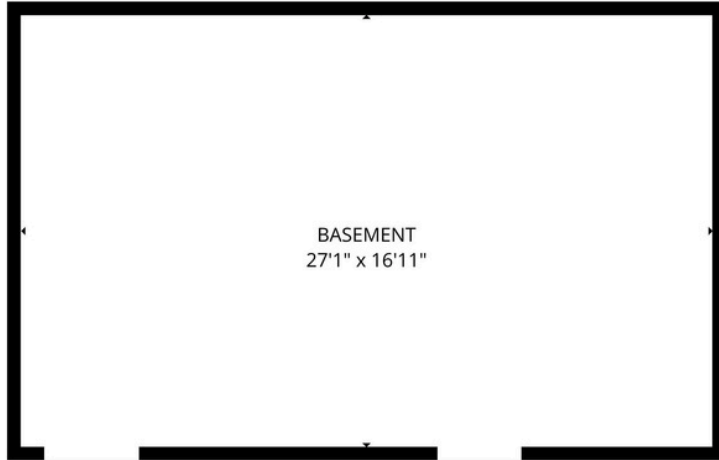
Laundry Room



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Boiler Room



BASEMENT
27'1" x 16'11"

FLOOR PLAN CREATED BY CURICAKA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Perfectly positioned along Wells' primary commercial corridor with immediate access to Interstate 80, this 99-room Park Inn by Choice-branded hotel offers strong visibility and convenience for interstate travelers, tourists, and regional visitors. Situated on ±2.29 acres, the property benefits from seamless connectivity to Northern California, Nevada, and Utah via one of the West's most heavily traveled routes.

Designed to serve short-term and overnight guests, the ±17,480 SF, two-story asset features surface parking, on-site amenities, and a renovated interior completed in 2015. With limited hospitality supply in the local market, the property presents a compelling opportunity for continued operations, brand enhancement, or value-add repositioning in a low-density interstate hub.





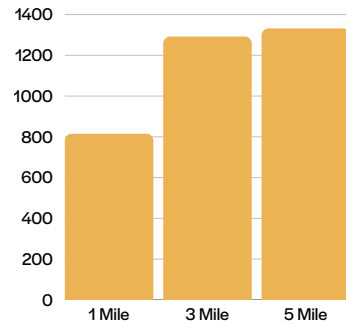
Demographic and **Traffic Count Report**

±17,480 SF Hospitality / Hotel Property



1561 6th Street Well, Nevada

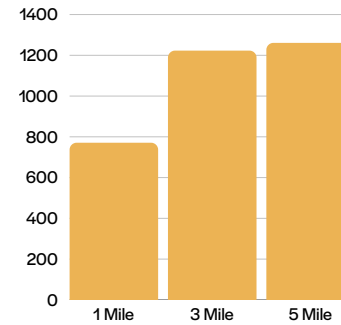
2024 Population Estimate



Population Estimate 2024

1 Mile	815
3 Mile	1,292
5 Mile	1,332

2029 Population Projection



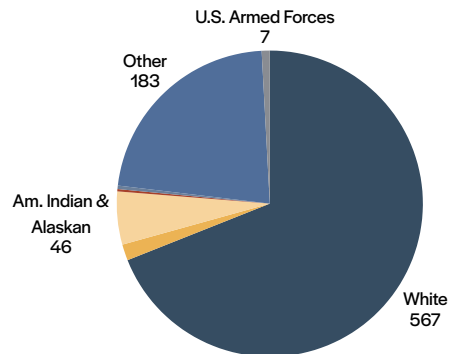
2029 Projection

1 Mile	771
3 Mile	1,223
5 Mile	1,261

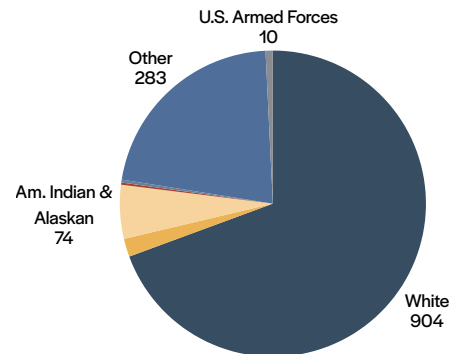
2024 Population by Hispanic Origin

1 Mile: 189 | 3 Mile: 291 | 5 Mile: 297

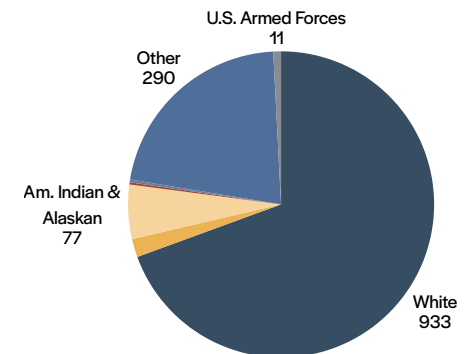
2024 Population - 1 Mile



2024 Population - 3 Mile



2024 Population - 5 Mile



Households	1 Miles		3 Miles		5 Miles	
2029 Projection	297		465		478	
2024 Estimate	314		491		504	
2020 Census	424		662		680	
Growth 2024 - 2029	-5.41%		-5.30%		-5.16%	
Growth 2020 - 2024	-25.94%		-25.83%		-25.88%	
Owner Occupied	210	(66.88%)	330	(67.21%)	340	(67.46%)
Renter Occupied	104	(33.12%)	160	(32.59%)	164	(32.54%)



2024 Avg Household Income

1 Mile: \$61,170 | 3 Mile: \$62,936 | 5 Mile: \$63,469

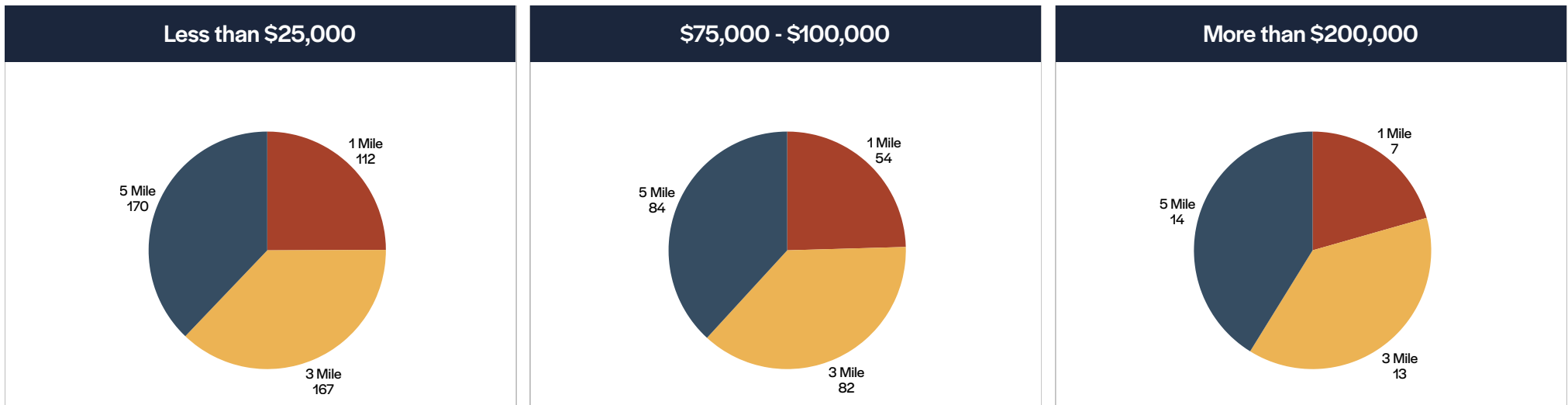


2024 Med Household Income

1 Mile: \$61,017 | 3 Mile: \$61,180 | 5 Mile: \$61,236

2024 Households by HH Income

1 Mile: 314 | 3 Mile: 488 | 5 Mile: 503



2024 Households by HH Income	1 Miles		3 Miles		5 Miles	
Income: <\$25,000	112	(35.67%)	167	(34.22%)	170	(33.80%)
Income: \$25,000 - \$50,000	26	(8.28%)	45	(9.22%)	48	(9.54%)
Income: \$50,000 - \$75,000	74	(23.57%)	114	(23.36%)	117	(23.26%)
Income: \$75,000 - \$100,000	54	(17.20%)	82	(16.80%)	84	(16.70%)
Income: \$100,000 - \$125,000	26	(8.28%)	44	(9.02%)	46	(9.15%)
Income: \$125,000 - \$150,000	10	(3.18%)	14	(2.87%)	14	(2.78%)
Income: \$150,000 - \$200,000	5	(1.59%)	9	(1.84%)	10	(1.99%)
Income: \$200,000+	7	(2.23%)	13	(2.66%)	14	(2.78%)



No	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Property
1	IR80	Hwy 93	0.04 W	2021	900	AADT	.18
2	I-80	Hwy 93	0.04 W	2023	690	MPSI	.18
3	I-80 Bus	Hwy 93	0.07 SE	2023	1,504	MPSI	.21
4	6th Street	Hwy 93	0.07 SE	2025	1,513	MPSI	.21
5	I-80	Hwy 93	0.04 W	2024	691	MPSI	.22
6	I-80	Hwy 93	0.07 NW	2023	1,247	MPSI	.23
7	6th Street	US Hwy 93	0.07 SE	2020	1,928	MPSI	.23
8	I-80	Hwy 93	0.07 NW	2024	1,267	MPSI	.26
9	Dwight D. Eisenhower Highway	I-80 Bus	0.12 N	2024	6,368	MPSI	.27
10	I-80	Hwy 93	0.06 SE	2024	2,251	MPSI	.28

Highway Access



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1561 6TH STREET
SUBJECT PROPERTY

6th Street

Navco Lane



Location **Overview**

±17,480 SF Hospitality / Hotel Property



1561 6th Street Well, Nevada



Wells, Nevada, is a historic and strategically located community in northeastern Nevada, known for its strong transportation access, regional commerce, and small-town charm. Situated at the crossroads of Interstate 80 and U.S. Highway 93, Wells serves as a key gateway between Nevada, Utah, and Idaho, supporting logistics, travel, and local industry. Its business-friendly environment and available land make it an attractive location for commercial development and long-term investment.

Residents and visitors enjoy a range of experiences—from nearby outdoor recreation in the Ruby Mountains to local dining, events, and community amenities in downtown Wells. The city benefits from excellent regional connectivity, serving travelers, freight, and surrounding rural communities. With a balance of accessibility, affordability, and steady economic activity, Wells continues to play an important role in northeastern Nevada’s commercial landscape.



1561 6TH STREET
SUBJECT PROPERTY



cityofwellsnv.com



travelnevada.com

Area Amenities

Wells Municipal Airport



Wells City Park

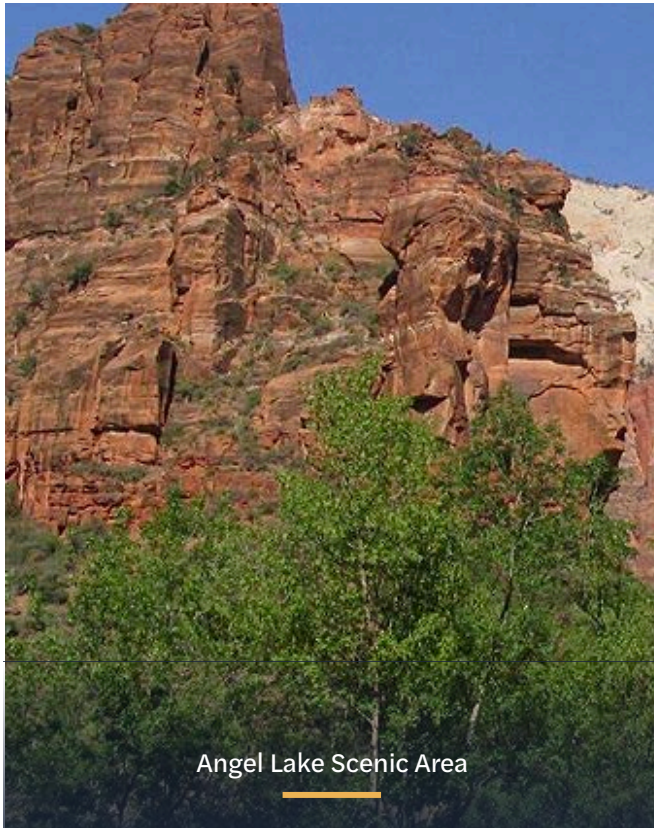


2,251
MPSI

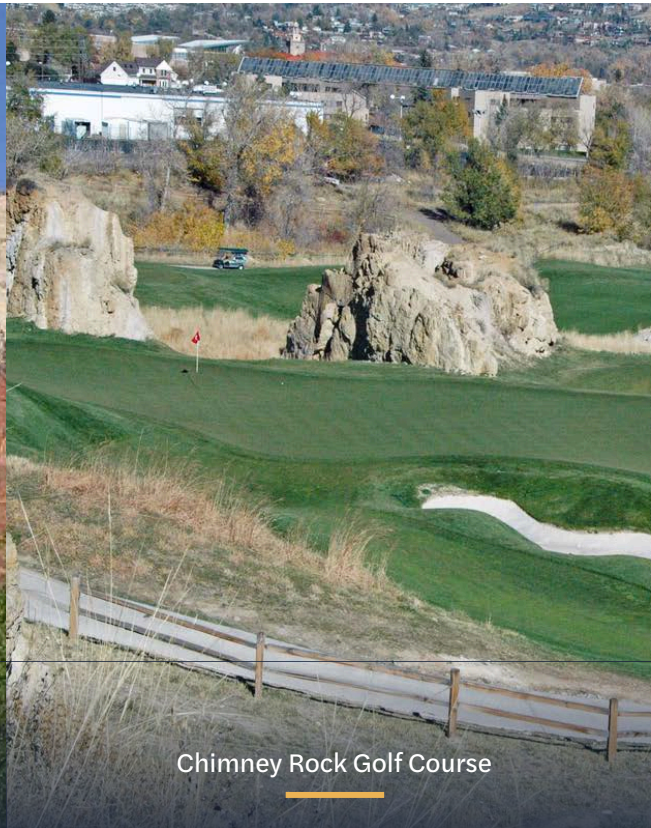


Wells, Nevada, is a small but strategically positioned community in Elko County, located in northeastern Nevada along the Interstate 80 corridor. Historically rooted in railroad, mining, and ranching activity, Wells has long served as a vital stopover point for travelers and commerce moving across the western United States.

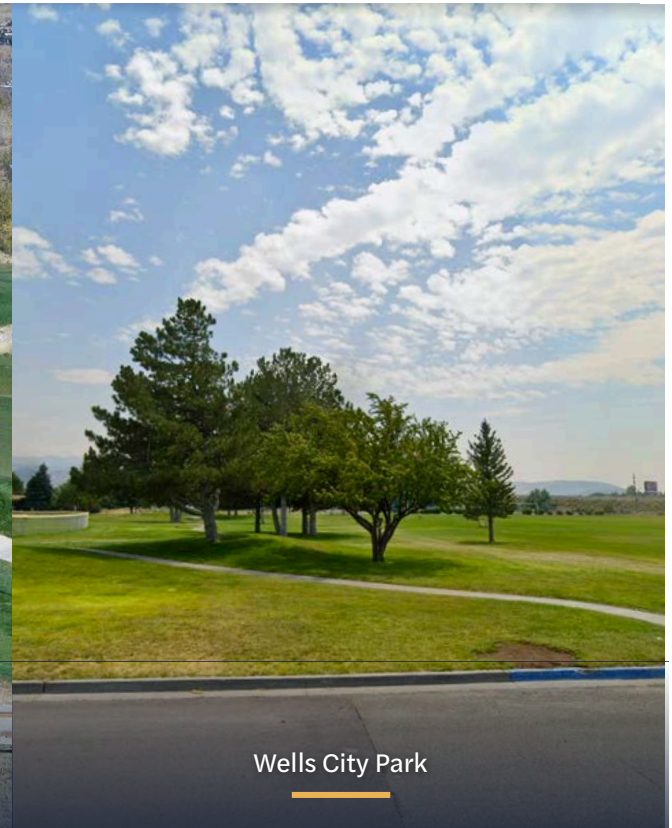
With a population of approximately 1,200 residents, Wells offers a quiet, small-town environment while benefiting from consistent transient traffic generated by I-80—one of the nation’s primary east–west transportation routes. The city supports a steady hospitality and service economy driven by interstate travelers, truck drivers, outdoor enthusiasts, and regional visitors. Nearby access to hunting, fishing, and outdoor recreation, combined with proximity to Elko’s mining operations and regional services, positions Wells as a functional and dependable market for hospitality and traveler-oriented commercial uses.



Angel Lake Scenic Area



Chimney Rock Golf Course



Wells City Park

The University of Nevada, Las Vegas (UNLV) is a public, urban R1 research university located just east of the Strip in Las Vegas, Nevada. It offers bachelor's, master's, and doctoral degrees across more than 300 programs, with academic strengths in Hospitality Management (globally recognized), Law, Medicine, and Architecture. As one of Nevada's top-tier research institutions and the most diverse campus in the state, it serves around 33,000 students and is a federally recognized Hispanic-Serving Institution and Asian American, Native American and Pacific Islander-Serving Institution.



UNR is a top public R1 research university and land-grant institution known for its affordability and research in regional areas like earthquake engineering and water resources. Home to the Wolf Pack (NCAA D-I, Mountain West Conference), the university provides academic excellence and a unique student experience nestled near the Sierra Nevada and Lake Tahoe.



1874
ESTABLISHED



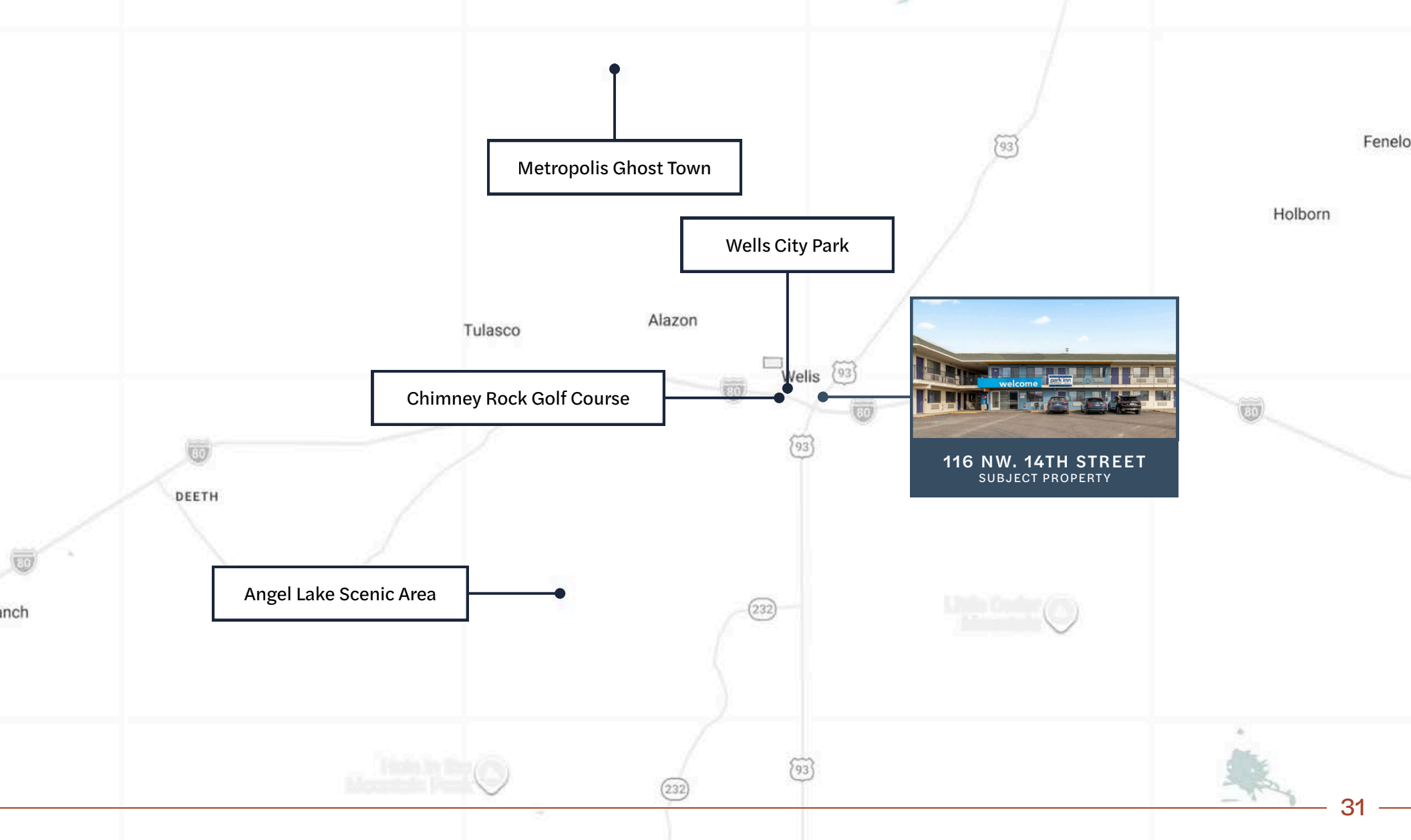
~ 21,000
STUDENTS



1,290
FACULTY



Strategically located along the Interstate 80 corridor, the property provides convenient access to Wells' key recreational and visitor destinations that support steady transient lodging demand. Guests benefit from proximity to outdoor recreation, local amenities, and traveler-oriented stops that make Wells a natural pause point for regional and cross-country travel. The area attracts outdoor enthusiasts, RV travelers, and interstate motorists seeking nearby alpine lakes, public recreation facilities, and small-town conveniences. Combined with limited hospitality supply in the immediate market, the property's location supports consistent visibility and accessibility for short-term and overnight stays.





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