

ECONOLODGE (FORMER SUPER 8) ERIE, PA

8040 Perry Hwy Erie, PA 16509



ECONOLOGGE (FORMER SUPER 8) ERIE, PA

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HOSPITALITY OFFERING FOR SALE

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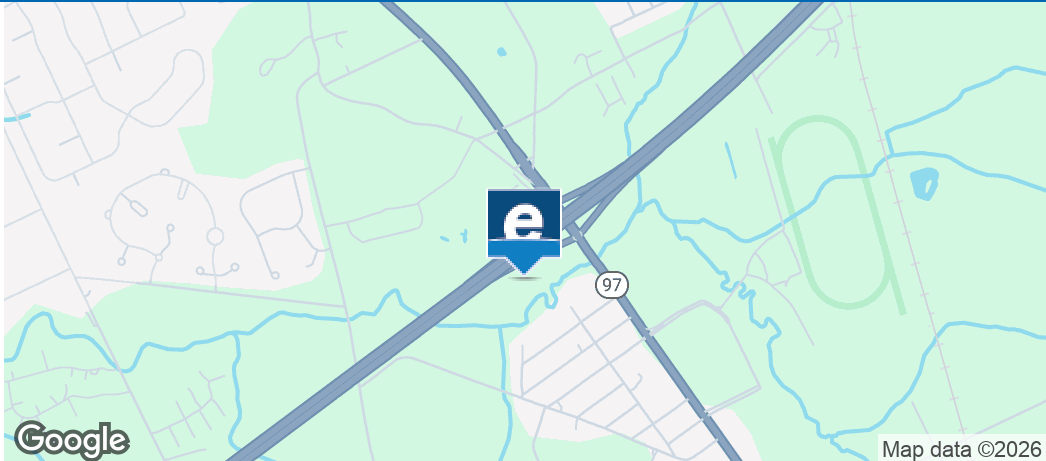
PROPERTY INFORMATION

SECTION 1

ECONOLOGDE (FORMER SUPER 8) ERIE, PA

8040 Perry Hwy, Erie, PA 16509

HOSPITALITY OFFERING FOR SALE



OFFERING SUMMARY

Sale Price:	\$2,100,000
Cap Rate:	11.9%
NOI:	\$250,000
Available SF:	
Lot Size:	1.63 Acres
Year Built:	1983
Building Size:	12,000 SF
Zoning:	AR
Price / SF:	\$175.00

PROPERTY OVERVIEW

PLEASE DO NOT VISIT OR CONTACT THE STAFF, MANAGEMENT OR OWNERSHIP OF THE PROPERTY DIRECTLY. KINDLY CONDUCT ALL INQUIRIES THROUGH OUR OFFICE. THANK YOU IN ADVANCE FOR YOUR UNDERSTANDING AND COOPERATION!!

Presenting an exceptional investment opportunity at 1234 Perry Hwy, Erie, PA. This 12,000 SF property, boasting 92 units, is a 'Fee Simple' gem, sure to captivate the astute investor. Whether as a standalone venture or part of a comprehensive package with the adjacent Quality Inn, this property promises a lucrative return on investment.

Established in 1983 and zoned AR, this property provides a robust platform for a select-service hotel or hospitality venture. Its strategic position in the thriving Erie area offers a unique chance for expansion and triumph in the hospitality industry. Uncover this property's untapped potential and leave your mark in the flourishing Erie market.

- The comprehensive Package could include:
- Super 8 (adjacent to Quality Inn)
 - Quality Inn (includes banquet hall, bar, and restaurant)
 - Land (6- acre behind the Super 8)

- Additional revenue opportunities are available when purchased with the Quality Inn, which includes a banquet hall, bar, and restaurant.
- monthly 2 to 3 events (200 people)
 - 2022: \$400k
 - 2023: \$400k
 - Price \$100k

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HOSPITALITY OFFERING FOR SALE



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.

Maritime History: The Erie Maritime Museum showcases the city's nautical history and is home to the U.S. Brig Niagara, a reconstructed historic warship.

Festivals and Events: Erie hosts numerous festivals throughout the year, celebrating everything from seafood and wine to music and the arts.

Outdoor Recreation: Besides Presque Isle State Park, the surrounding region offers opportunities for hiking, camping, and exploring nature. The Allegheny National Forest is not too far from Erie.

Snowfall: Erie is known for its heavy snowfall during the winter months, thanks to its location in the snowbelt region off Lake Erie. This makes it a destination for winter sports enthusiasts.



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HOSPITALITY OFFERING FOR SALE



PROPERTY HIGHLIGHTS

- - 12,000 SF building with 92 units
- - Ideal for select service hospitality
- - Built in 1983 for solid construction
- - Renovated in 2023
- - Zoned AR for versatile usage
- - Attractive "Fee Simple" ownership option



ECONOLOGGE (FORMER SUPER 8) ERIE, PA

8040 Perry Hwy, Erie, PA 16509

HOSPITALITY OFFERING FOR SALE

HOTEL DETAILS

Building Name	EconoLodge (former Super 8) Erie, PA
Address	8040 Perry Hwy
City, State, Zip	Erie, PA 16509
County	Erie
County Parcel ID	40012066000705
Tel & Fax	814-864-2000
Date Built / Open	1982
Total SF	12,000 SF
Guest Rooms	92
Typical King	43
Typical Q/Q	5
Typical D/D	41
Two Bedroom (K; D/D)	0
Suites	0
ADA Accessible	1
Total Rooms	92

BUILDING AMENITIES

Pool Type	No
Whirlpool	No
Hotel Shuttle Van	No
Number Of Floors	4
Food Service Facilities	No
Meeting Space / Total Size	No
Boardroom	No
Business Center	No
Gift Shop	No
Exercise Room / Size	No

LISTING INFORMATION

Listing Start Date	
Listing	-
Commission	
Listing Agent	Niraj Parikh, Anish Shah, Thomas Buoni II
Listing Broker	REAL of PA, e-Merge Real Estate Unlimited
Listing Agent	-
Signature	
Date	January 11, 2026

GUEST ROOM INFORMATION

Guest Room Size	12x12
Tub Surround	Yes
Floor	Carpet
Vanity	Yes
TV Size / Last Replaced	43" in 2022

RENOVATION INFORMATION

PIP Status	70% complete in 2022
Last Renovation - Guest Rooms	2022
Last Renovation - Public Areas	2022
Last Renovation - Exterior	2023

FINANCIAL INFORMATION

Years Remaining On Franchise	7
Years New Owner Can Get For A New	7

LISTING INFORMATION

Listing Price	\$2,100,000
Date	January 11, 2026

BUILDING INFORMATION

Telephone Systems	Mitel
Guestroom Door Lock System	Magnetic Keys
Bar / Lounge	No
Sprinkler System (Wet/Dry)	Wet
Fire Panel - Direct Connet To Fire Dept	Connect to FD
Construction Type	Brick

INTERNET

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

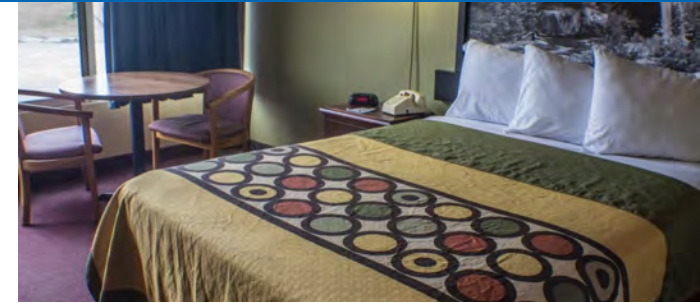
HVAC

100% Makeup Air	Rooftop & PTAC
Public Areas	Yes

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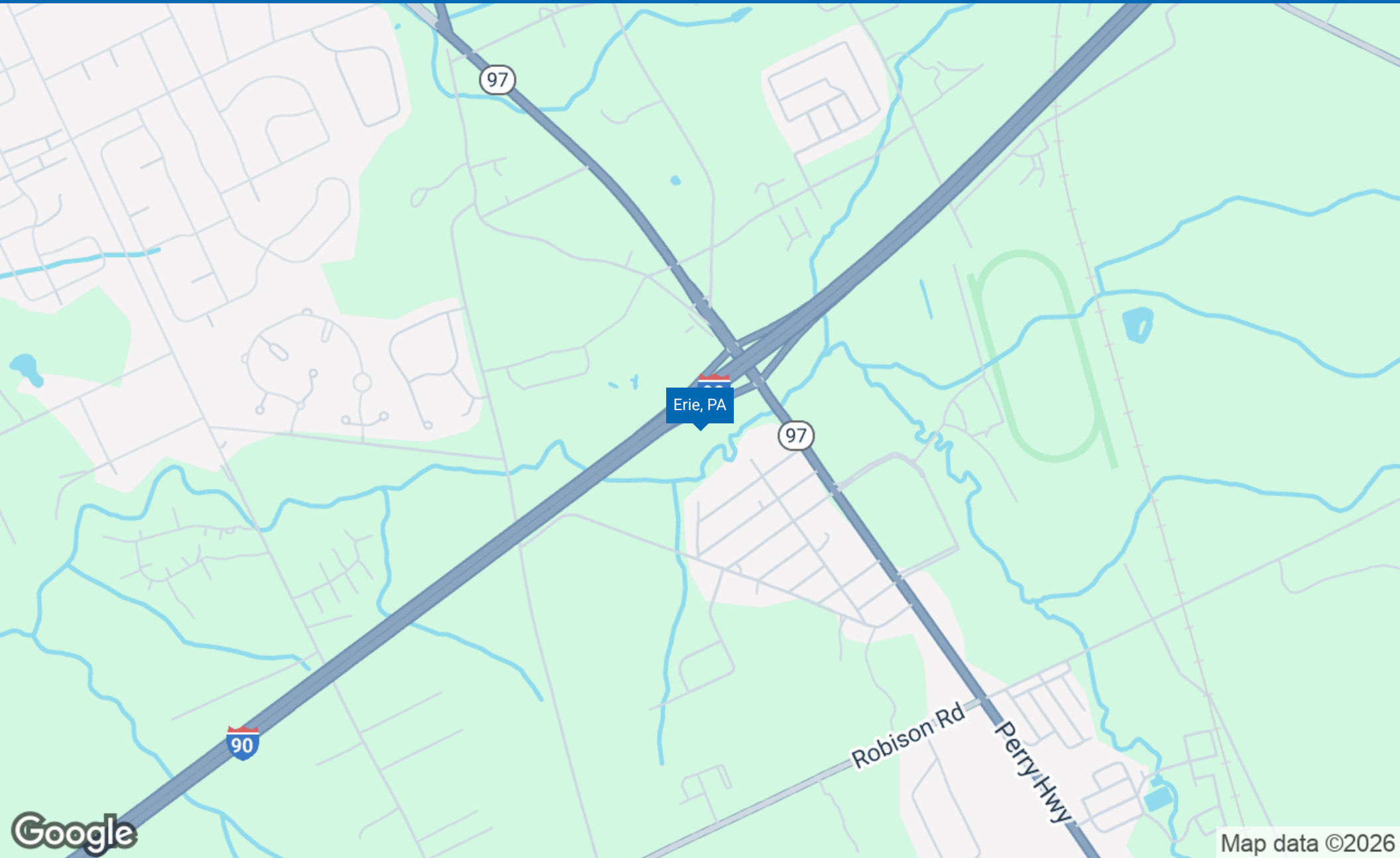
LOCATION INFORMATION

SECTION 2

ECONOLODGE (FORMER SUPER 8) ERIE, PA

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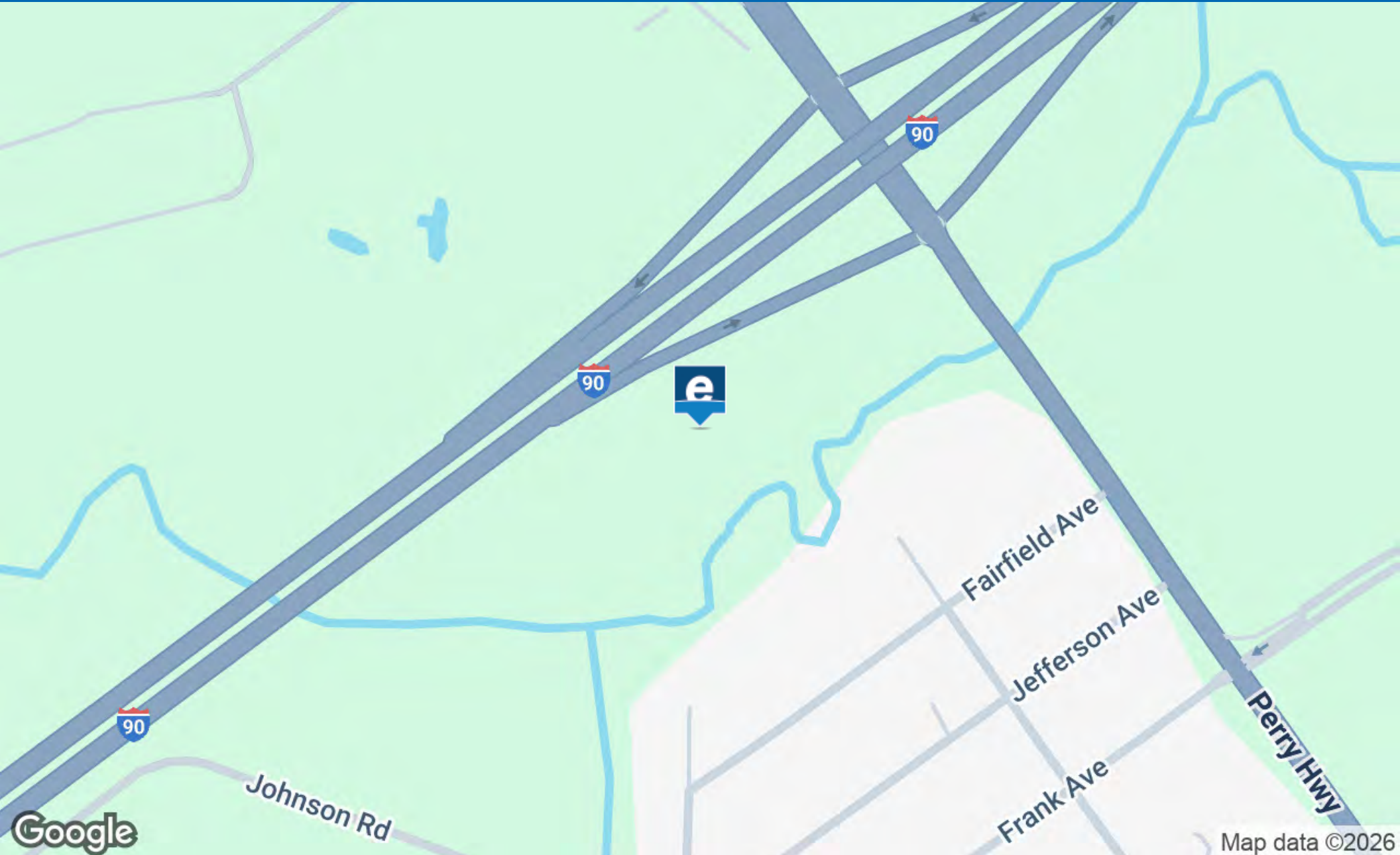
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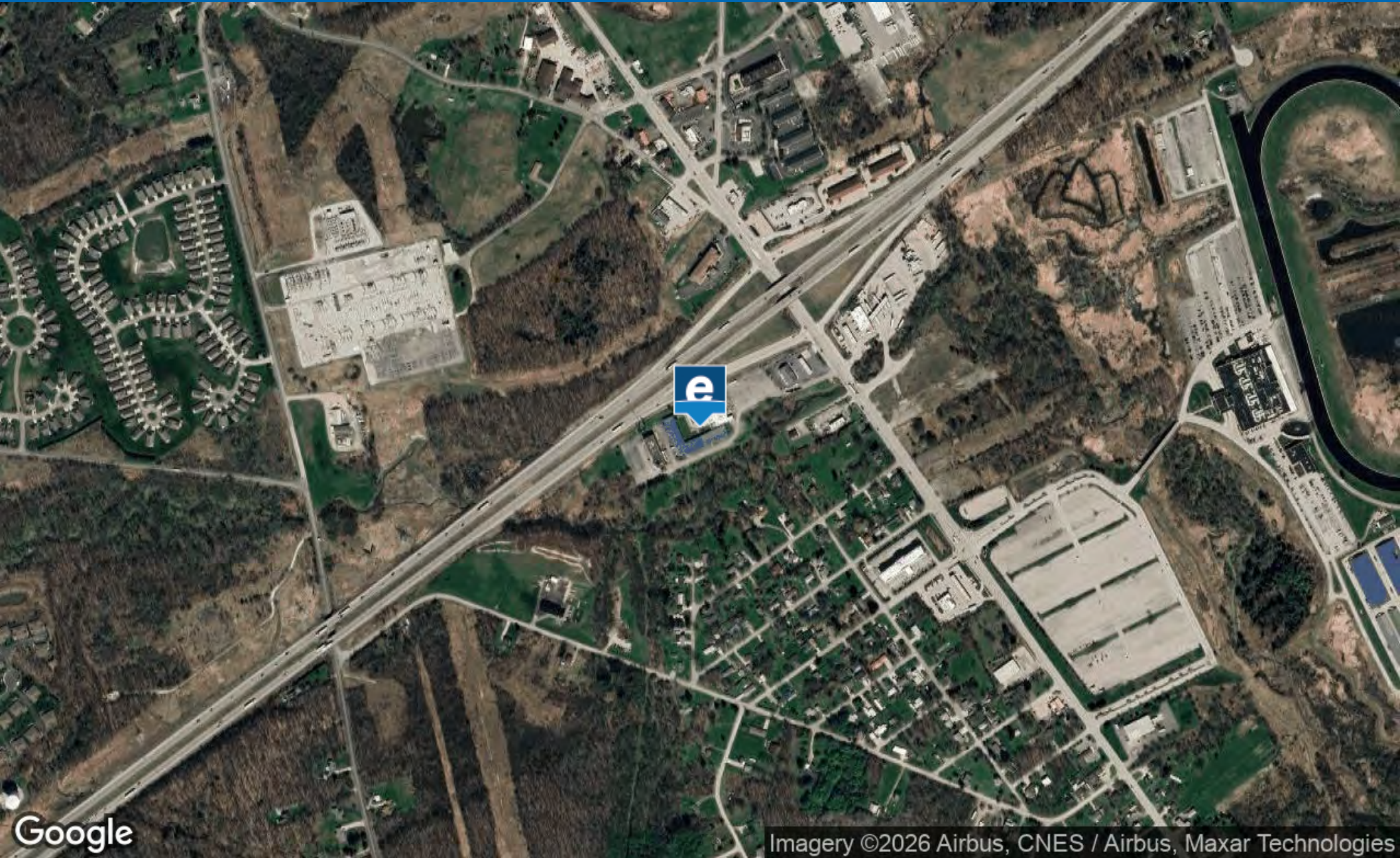
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Map data ©2026

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FINANCIAL ANALYSIS

SECTION 3

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INVESTMENT OVERVIEW

SUPER 8 ERIE, PA. PROFORMA 2024

Price	\$2,100,000
Price per Room	\$22,826
RevPAR	-
ADR	-
CAP Rate	11.9%
Cash-on-Cash Return (yr 1)	18.41 %
Total Return (yr 1)	\$146,130
Debt Coverage Ratio	1.79

OPERATING DATA

SUPER 8 ERIE, PA. PROFORMA 2024

Gross Income	\$1,100,000
Operating Expenses	-
Net Operating Income	\$250,000
Pre-Tax Cash Flow	\$110,446

FINANCING DATA

SUPER 8 ERIE, PA. PROFORMA 2024

Down Payment	\$600,000
Loan Amount	\$1,500,000
Debt Service	\$139,554
Debt Service Monthly	\$11,629
Principal Reduction (yr 1)	\$35,684

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INCOME SUMMARY

SUPER 8 ERIE, PA. PROFORMA 2024

Gross Income

\$1,100,000

EXPENSE SUMMARY

SUPER 8 ERIE, PA. PROFORMA 2024

Gross Expenses

-

Net Operating Income

\$250,000



DEMOGRAPHICS

SECTION 4

ECONOLOGDE (FORMER SUPER 8) ERIE, PA

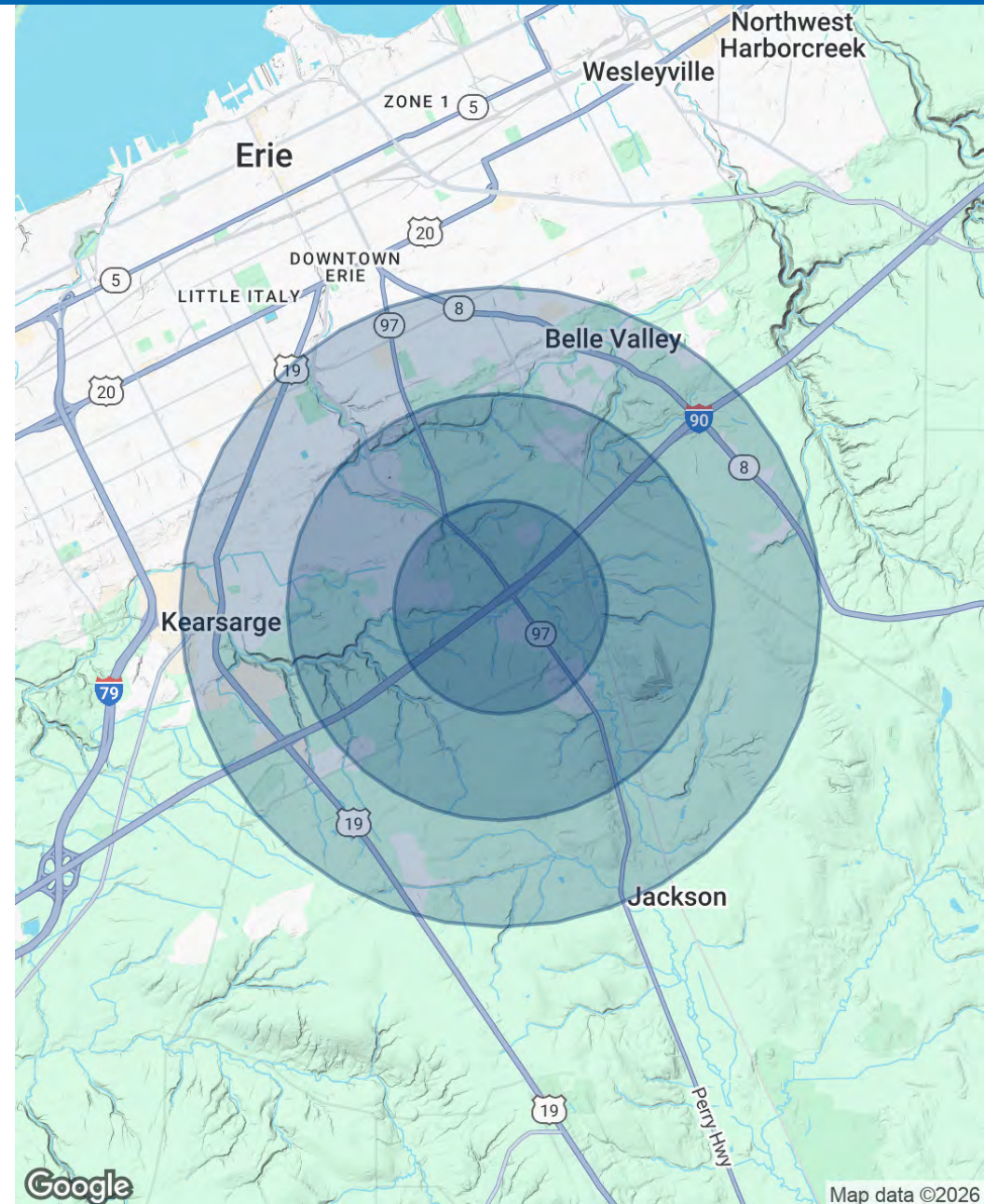
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HOSPITALITY OFFERING FOR SALE

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,925	8,536	29,940
Average Age	51	46	43
Average Age (Male)	50	45	42
Average Age (Female)	52	47	44

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	855	3,710	12,481
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$91,495	\$95,812	\$84,364
Average House Value	\$272,410	\$267,978	\$222,283

Demographics data derived from AlphaMap



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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 advertisement features a central portrait of Niraj Parikh, a man with a beard wearing a light blue blazer over a white shirt. To the left of the portrait are two small images of modern kitchen interiors. To the right is a partial view of a building's exterior with a window. The text is arranged in a clean, professional layout with horizontal lines separating the sections.

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