

FOR SALE | Super 8 by Wyndham

7680 Niagara Falls Blvd, Niagara Falls, NY 14304



344 Delaware Ave, Suite 200, Buffalo, NY 14202

**HOWARD
HANNA**
REAL ESTATE SERVICES

2139 Grand Island Blvd, Grand Island, NY 14072

Emily Cornwell

Associate Real Estate Broker

C: 716.909.1375

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Jason Sokody

Associate Real Estate Broker

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The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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PROPERTY HIGHLIGHTS:

- Turnkey 73-key Super 8 by Wyndham hotel offering an exceptional owner-operator, investor, or 1031 exchange opportunity in the heart of Niagara Falls' thriving tourism market.
- Sale includes the real estate, established business, furnishings, fixtures, equipment, and all operational assets for new ownership.
- Set on 1.94 acres with 70 car parks, with outdoor pool, guest breakfast area, onsite commercial laundry, and handicap-accessibility.
- Exceptional visibility, high year-round traffic counts, and convenient access to I-190, Niagara Falls State Park, Niagara Falls International Airport, shopping, dining, and major attractions.
- All required Wyndham franchise updates have been completed by ownership along with extensive recent capital improvements, minimizing near-term capital expenditures.
- Well established, income-producing hospitality asset in one of Western New York's premier travel destinations with immediate cash flow potential
- List price \$4,000,000



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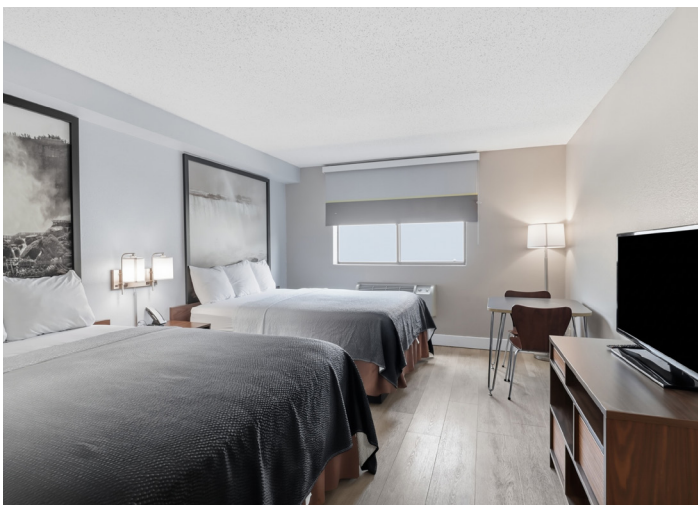
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