



FOR SALE



27-Room Hospitality Investment Prime Main Street location

OFFERING MEMORANDUM | |

Exclusively Listed by

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Property Description

- 27-room hospitality investment featuring an on-site manager's apartment
- Prime Main Street location with excellent visibility and convenient access to restaurants and local amenities
- Diverse room mix: 12 single rooms, 10 double rooms, and 5 triple-bed rooms serving business travelers, families, and groups
- Extended-stay amenities including a mini-refrigerator and microwave in every guest room
- Dedicated truck parking accommodating truckers and oversized vehicles
- Well-maintained property with an established reputation and approximately a 4-star Google rating
- Strong financial momentum with revenue increasing 32.2% year-over-year, from \$224,541 (2024) to \$296,796 (2025)
- Growing occupancy from 30.4% to 41.45%, demonstrating increasing market demand
- Recent operational improvements have enhanced guest satisfaction and overall property performance
- Consistent demand drivers from Lyons Salt Company, Lyons Regional Hospital, Rice County Detention Center, and area contractors
- Nearby attractions include Celebration Centre & Bar, K Bar Arena, and the Kansas State Fairgrounds
- Limited competitive pressure, with one competing hotel currently closed, providing an opportunity to capture additional market share
- Significant value-add opportunity through continued occupancy growth, ADR optimization, and operational efficiencies

Property Highlights

- 27-room hospitality property featuring single, double, and unique triple-bed room configurations, plus an on-site manager's apartment.
- Strong financial momentum with 32% year-over-year revenue growth and occupancy increasing from 30.4% to 41.45%.
- Prime Main Street location with excellent visibility and convenient access to restaurants, employers, and local attractions.
- Extended-stay accommodations with a mini-refrigerator and microwave in every guest room.
- Dedicated truck parking on the rear parcel, providing a competitive advantage for commercial travelers and oversized vehicles.
- Well-maintained asset with an established reputation, approximately 4-star Google rating, and recent operational improvements.
- Value-add investment opportunity supported by strong local employment, limited lodging competition, and continued upside in occupancy and revenue growth.
- REVENUE - 2025= \$296,796 2024 - \$224,541 -
- Property is showing steady growth in revenue Y-O-Y

Price:	\$1,000,000
Rooms:	27
Occupancy:	41.25%
Revenue Multiple:	3.36
CAP Rate:	
Building SF:	10,864
Price / SF:	\$92
Lot Size:	2.90 Acres
Renovated:	2012
Year Built:	1987

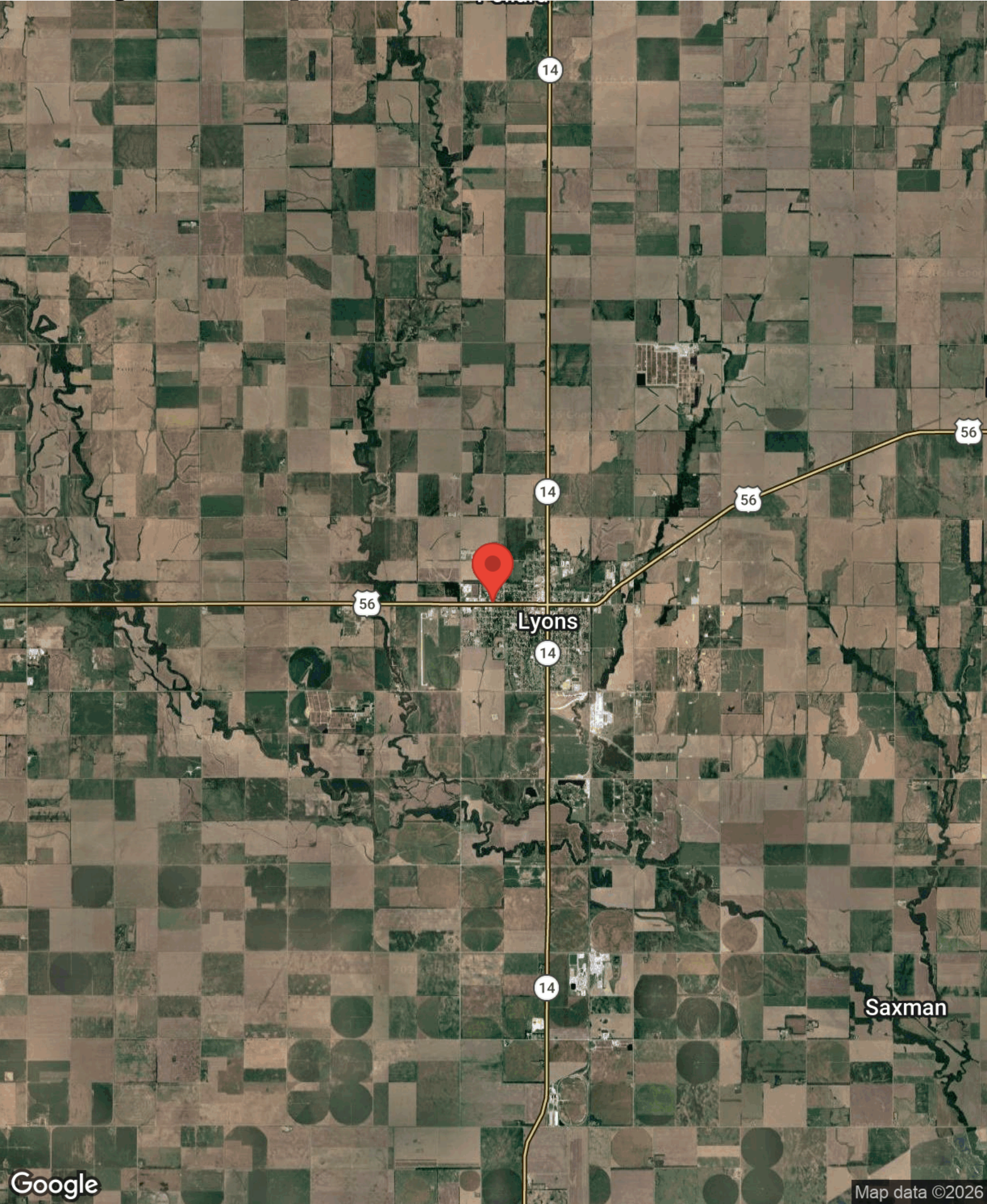




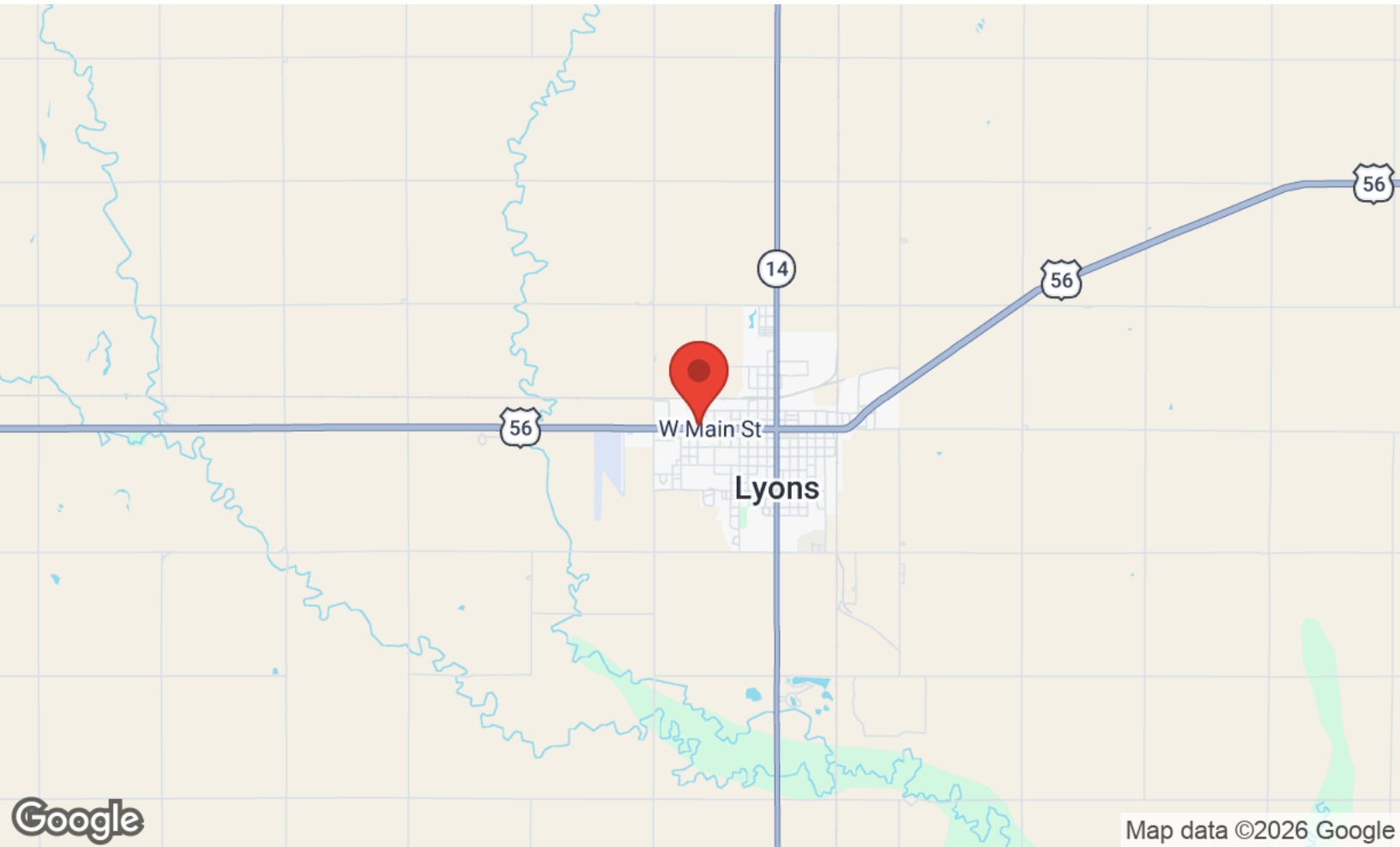
Property Photos



Regional Map



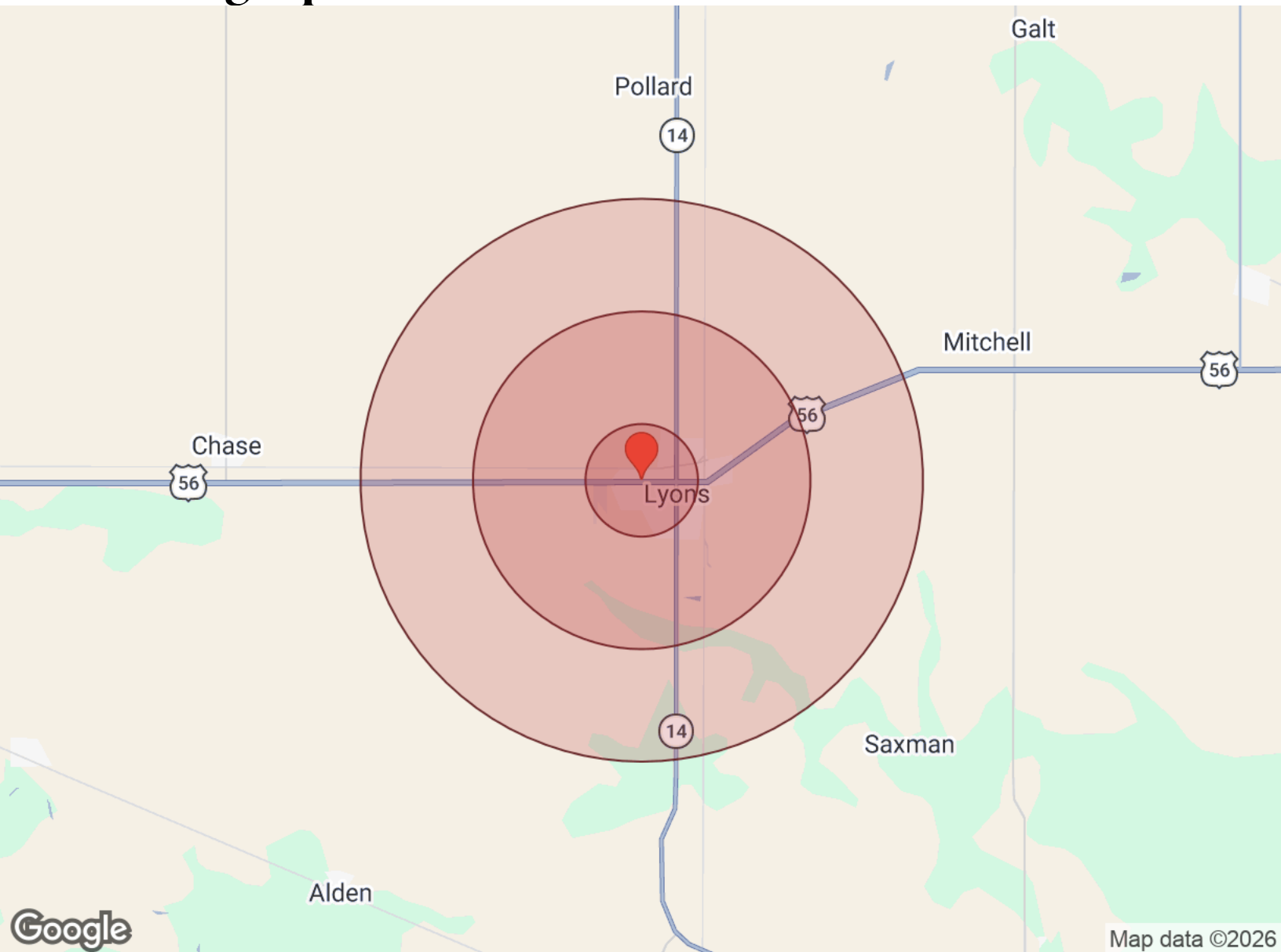
Location Maps



Aerial Map



Demographics



Map data ©2026

Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,453	1,803	1,913
Female	1,381	1,710	1,796
Total Population	2,834	3,513	3,708

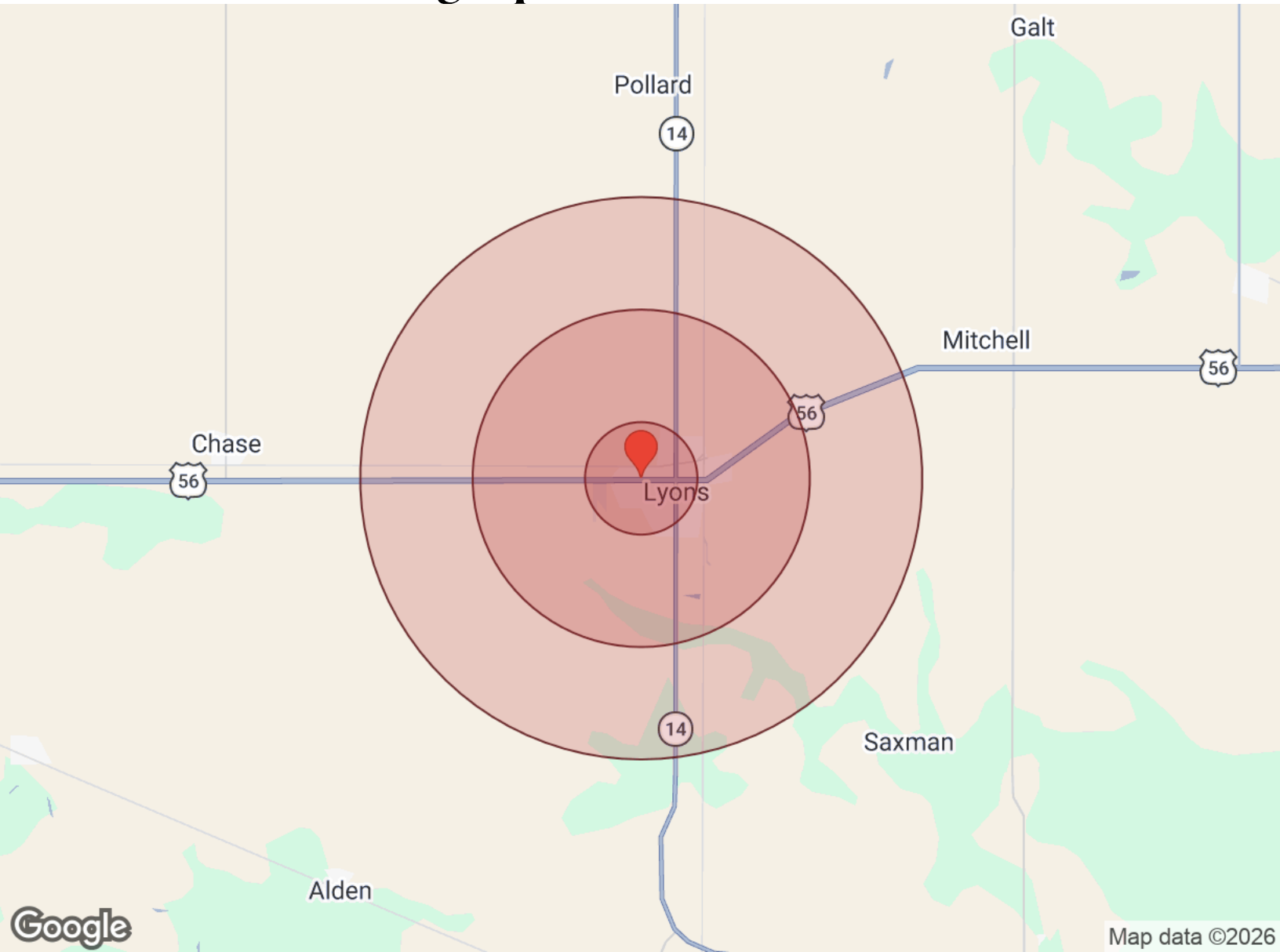
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,274	2,837	3,003
Black	31	36	39
Am In/AK Nat	5	6	6
Hawaiian	N/A	N/A	N/A
Hispanic	420	509	527
Asian	16	20	23
Multiracial	86	103	108
Other	2	3	3

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,426	1,757	1,850
Occupied	1,134	1,396	1,476
Owner Occupied	725	909	974
Renter Occupied	409	487	502
Vacant	292	361	375

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	596	737	777
Ages 15 - 24	376	474	498
Ages 25 - 54	1,013	1,267	1,332
Ages 55 - 64	317	385	410
Ages 65+	532	654	692

Income	1 Mile	3 Miles	5 Miles
Median	\$62,795	\$63,113	\$63,449
Under \$15k	105	118	123
\$15k - \$25k	61	79	85
\$25k - \$35k	32	40	46
\$35k - \$50k	216	268	277
\$50k - \$75k	342	424	440
\$75k - \$100k	194	223	235
\$100k - \$150k	108	139	151
\$150k - \$200k	52	66	73
Over \$200k	25	41	47

Detailed Demographics

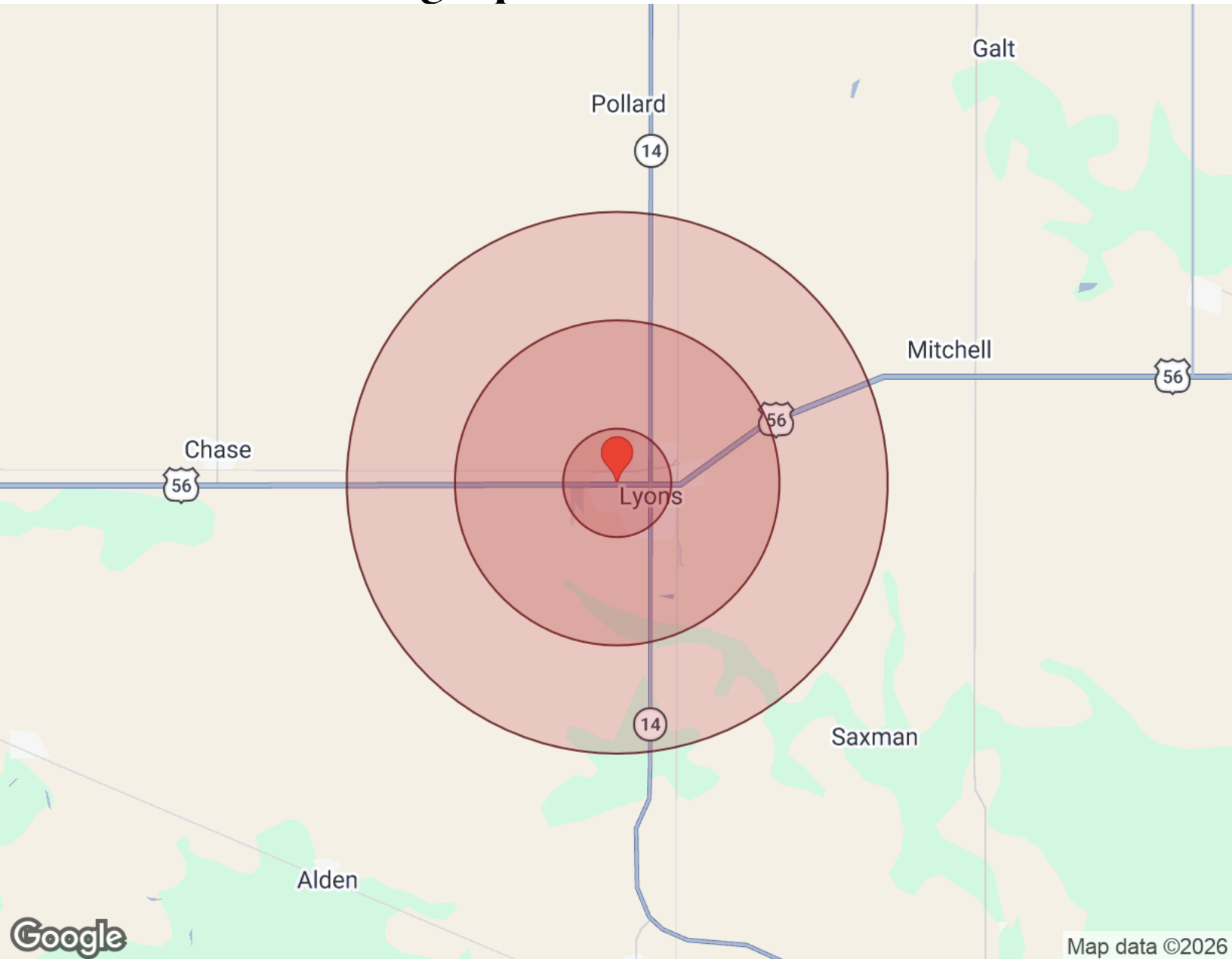


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Detailed Demographics



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0 - 4	190	230	243	Median	\$62,795	\$63,113	\$63,449
Ages 5 - 9	193	237	248	Under \$10k	73	83	85
Ages 10 - 14	213	270	286	\$10k - \$15k	32	35	38
Ages 15 - 19	203	254	267	\$15k - \$20k	18	24	26
Ages 20 - 24	173	220	231	\$20k - \$25k	43	55	59
Ages 25 - 29	196	246	257	\$25k - \$30k	5	8	11
Ages 30 - 34	174	215	224	\$30k - \$35k	27	32	35
Ages 35 - 39	179	222	232	\$35k - \$40k	32	32	36
Ages 40 - 44	166	212	225	\$40k - \$45k	113	134	136
Ages 45 - 49	153	191	202	\$45k - \$50k	71	102	105
Ages 50 - 54	145	181	192	\$50k - \$60k	111	134	138
Ages 55 - 59	140	170	181	\$60k - \$75k	231	290	302
Ages 60 - 64	177	215	229	\$75k - \$100k	194	223	235
Ages 65 - 69	170	218	232	\$100k - \$125k	42	60	66
Ages 70 - 74	137	171	181	\$125k - \$150k	66	79	85
Ages 75 - 79	76	91	97	\$150k - \$200k	52	66	73
Ages 80 - 84	70	85	89	Over \$200k	25	41	47
Ages 85+	79	89	93				

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Don't Miss This Opportunity

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