

# Motel 6 Ilion, NY



Presented By:  
Muroff Hospitality Group

345 E Main St, Ilion, NY 13357



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## Property Details

This lucrative, fully renovated Motel 6 is conveniently located off I-90 in Herkimer County, only minutes from Utica, New York. There are multiple demand generators including commercial, leisure and highway business travelers seeking a cleanroom, comfortable bed and safe environment. There is a full selection of king, queen, double-queen and double-double rooms for businessmen and families. The Motel 6 – Ilion, N.Y. offers a business center and plenty of on-site parking for you and your guests. There is great potential to add revenue through leasing out former banquet space, adding rooms and rate management. Don't miss out on this exceptional opportunity and outstanding value!

**Price: \$1,750,000**

- Easy to run motel with solid base of business, high cap rate and great potential!
- Spacious Owners Apartment with 3 airy bedrooms, kitchen and living space
- Fully Renovated Property! Ready to go! - New Everything!
- Conveniently located off I-90 and near to Utica - travelers love it!
- Fantastic Economy Brand - Motel 6 is universally respected!
- Location is near shops, restaurants and commercial business!

View the full listing here: <https://www.loopnet.com/Listing/345-E-Main-St-Ilion-NY/28378817/>

Price:	\$1,750,000
Property Type:	Hospitality
Property Subtype:	Hotel
Building Class:	B
Sale Type:	Investment
Cap Rate:	16.97%
Lot Size:	3.50 AC
Building Size:	9,000 SF
Sale Conditions:	Business Value Included
Average Daily Rate:	Varies Seasonally
No. Rooms:	31
No. Stories:	2
Year Built:	1968; 2021 updates
Parking Ratio:	8.89/1,000 SF
Corridor:	Exterior

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## Property Photos



Motel 6 - Ilion, N.Y.



Motel 6 Ilion N.Y.

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## Property Photos



Front Desk



King

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## Property Photos



Double Double



Building Photo Motel 6

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## Property Photos



Aerial Motel 6 Ilion



Lots of Parking

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## Property Photos



King Room & T.V.



Handicap Bathroom

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## Property Photos



Double Guestroom



Updated Bathrooms

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## Property Photos



Plat Map



Driveway

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This is an easy to run, fully renovated property that has a great franchise system and a host of repeat customers. There is a spacious 3- bedroom apartment for an Owner - Manager above the reception area to insure a smooth well run motel. Additionally, there is a huge vacant space on the first floor of this motel that had been used at one time as a banquet facility. As such, there's an opportunity to lease out this space or even add guestrooms at some point for additional revenue. Call now to schedule a tour so you don't miss out on this exciting opportunity to acquire this outstanding gem of a property with enormous upside potential at a very special price point!



**Mitchell B Muroff, Esq.**  
[mitch@muroffhospitality.com](mailto:mitch@muroffhospitality.com)  
(617) 610-7774

**Muroff Hospitality Group**  
69 Ober Rd  
Newton, MA 02459



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