

# The Relax Inn



Presented By:  
Muroff Hospitality Group

145 Erie Blvd E, Rome, NY 13440



# The Relax Inn

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## Property Details

The Relax Inn in Rome, New York is a 57 room independent motel that is extremely profitable and well kept. It boasts a spacious 2 bedroom owner/manager apartment plus a former restaurant/bar space that is currently vacant and used for storage. The customer base is comprised of a combination of transient, corporate and contract business. The motel does not have any state or long term contract business and is very clean and well run. The City of Rome has wonderful natural, historic and cultural attractions that are sure to please the entire family. This is an outstanding opportunity for a couple or a first time hotel owner, as well as a good property to add to a management portfolio. Since it is independent, there is no PIP to worry about, or franchise fees to pay. This is a great time to schedule a tour and see this profitable motel.

**Price: \$1,950,000**

- Profitable Independent motel in great location
- Spacious 2 Bedroom Owners Apartment
- Great Cash Flow and Easy to Run
- No PIP! No Franchise Fees
- Great for First time hotel owners
- Be your own boss and own a motel!

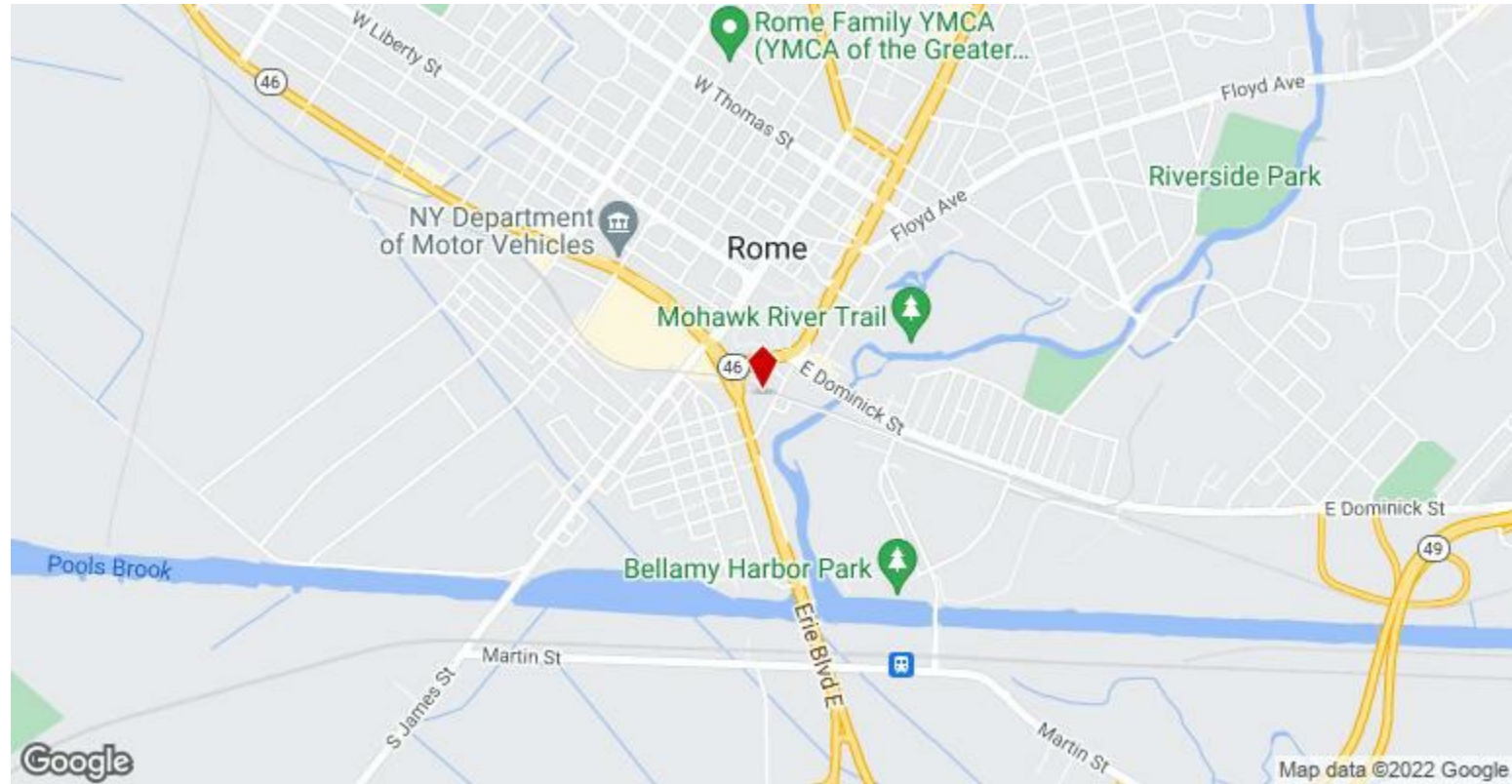
View the full listing here: <https://www.loopnet.com/Listing/145-Erie-Blvd-E-Rome-NY/26248777/>

Price:	\$1,950,000
Property Type:	Hospitality
Property Subtype:	Hotel
Building Class:	C
Sale Type:	Investment
Cap Rate:	11.00%
Lot Size:	0.93 AC
Building Size:	23,698 SF
Sale Conditions:	Business Value Included
Potential:	Restaurant Bar is Vacant
No. Rooms:	57
No. Stories:	2
Year Built:	1968
Parking Ratio:	2.11/1,000 SF
Corridor:	Interior

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## Location





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## Property Photos



Relax Inn Entrance



Front Desk

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## Property Photos



King



Double



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## Property Photos



King 2



Double Double 2

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## Property Photos



Bathrooms



Motel Courtyard



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## Property Photos



King 1



Double Double



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## Property Photos



Laundry Room



Courtyard 1

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## Property Photos



Living Area in Owners Quarters



Bedroom in Owners Quarters



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## Property Photos



Owners Kitchen



Owners Living Room

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## Property Photos



Large Former Bar Area - currently Storage



Rear Entrance



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The Relax Inn is pet friendly and conveniently located close to Interstate 90, providing easy access to many local attractions and businesses central New York has to offer. It is across the street from the Fort Stanwix National Monument and just minutes from Turning Stone Casino, Utica Rome Speedway and Vernon Downs racetrack. All guest rooms are air conditioned and come equipped with cable television and free movies. Some rooms contain refrigerators, microwaves, hair dryers, irons and ironing boards. Non-smoking rooms are available upon request. The City of Rome has wonderful natural, historic and cultural attractions that are sure to please the entire family. Some fun things to do in Rome are: Historic Capitol Theatre with the original Moeller Organ; The Beautiful Delta Lake State Park; Historic Erie Canal Village; Ft. Stanwix National Monument; The Jervis Library; Oriskany Monument; Rome Sports Hall of Fame.



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