

Rome Motel



Presented By:
Muroff Hospitality Group

8257 Turin Rd, Rome, NY 13440



Rome Motel

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Property Details

This offering presents an opportunity to acquire a well-located, single-story roadside motel situated on a generous parcel with excellent visibility and easy access. The property consists of a straightforward, exterior-corridor layout that is easy to operate and maintain, with ample on-site parking and minimal common-area requirements. Guest accommodations are functional and efficiently configured, offering a simple lodging solution for value-oriented travelers and longer-stay guests.

The motel has been operated with a focus on cost control and operational efficiency, resulting in a lean expense structure. The physical plant is modest but serviceable, allowing a new owner to continue operations without the immediate need for major capital investment, while also providing flexibility for targeted improvements or repositioning over time.

Price: Upon Request

- Profitable in-place operations supported by a lean expense structure
- Simple exterior-corridor motel layout with minimal operational complexity
- Low staffing requirements ideal for owner-operators or small regional groups
- Ample on-site parking with convenient guest access to all units
- On-site laundry facilities supporting cost control and operational efficiency
- On-site apartment provides additional rental income or on-site owner housing

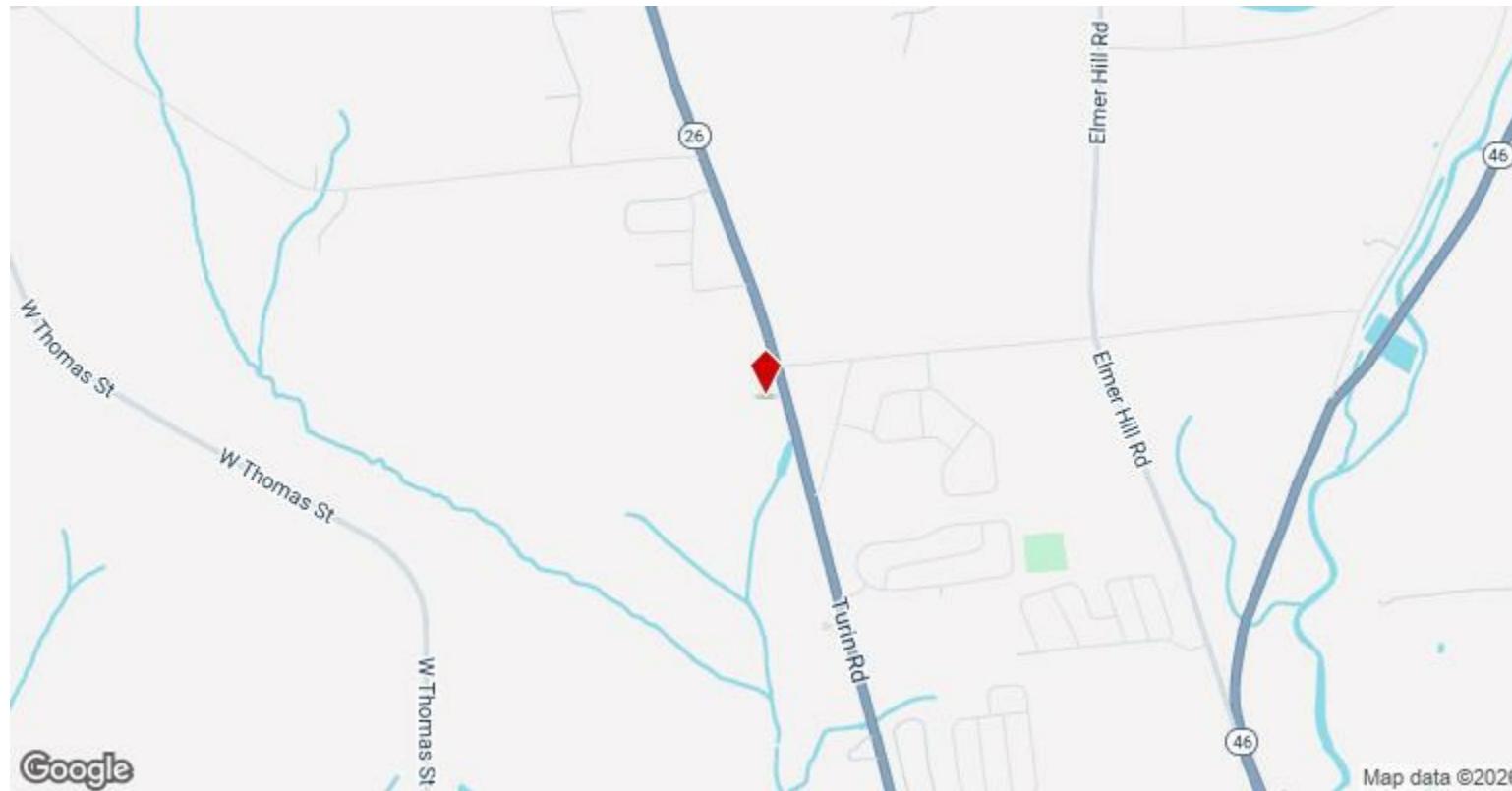
View the full listing here: <https://www.loopnet.com/Listing/8257-Turin-Rd-Rome-NY/38905231/>

Price:	Upon Request
Property Type:	Hospitality
Property Subtype:	Hotel
Building Class:	C
Sale Type:	Investment
Lot Size:	2.71 AC
Gross Building Area:	7,495 SF
Sale Conditions:	Business Value Included
Average Published Rate	111.4
No. Rooms:	20
No. Stories:	1
Year Built:	1964
Parking Ratio:	3.07/1,000 SF
Corridor:	Exterior
Zoning Description:	C-1

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Location



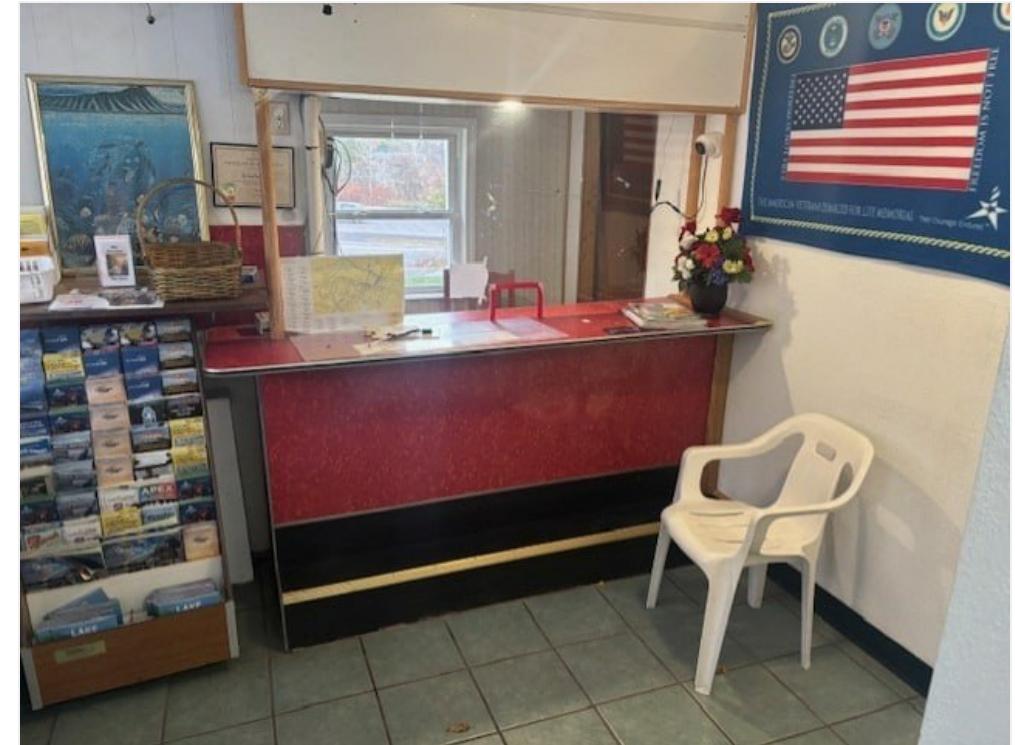
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Property Photos



Rome Motel - Exterior



Front Desk

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Property Photos



Building Photo



Standard Guestroom

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Property Photos



Guest Bathroom



King Guestroom

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Property Photos



Laundry



Apartment Entrance - Garage

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Property Photos



Apartment Living Room



Apartment Kitchen

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Property Photos



Exterior of Motel

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Rome Motel represents an attractive cash-flowing investment for an owner-operator or value-add investor seeking stable revenue with low operational complexity. The motel is currently profitable and benefits from low overhead, limited staffing requirements, and straightforward management, making it particularly appealing for hands-on ownership or a small regional operator.

At an asking price reflective of in-place performance, the asset offers multiple paths to enhance value, including modest interior upgrades, branding improvements, and a gradual shift toward higher-rated transient demand. With disciplined management and selective reinvestment, a buyer has the potential to improve ADR, broaden the customer base, and increase long-term asset value while maintaining strong cash flow.



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Muroff Hospitality Group is a boutique hospitality brokerage, management and advisory firm dedicated to personalized service and comprised of seasoned hospitality professionals. With more than 50 years of hospitality experience, we serve the greater New York – New England region as the preeminent boutique hospitality brokerage firm representing independent and franchised hoteliers alike, with an unparalleled range of personalized services.