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“Make the Market Work for YOU”™

Highly Successful Motel-14 Keys-w/Seller Carry

563 W Wickenburg Way-  
**Log Wagon Motel**  
Wickenburg AZ

**\$2,695,000**

**MLS #6693458**



## DETAILS

Welcome to The Log Wagon Inn, an extraordinary investment opportunity situated in the heart of Wickenburg, Arizona. With its consistently high occupancy rate and impeccable upkeep, this motel presents a lucrative chance for savvy real estate investors.

Boasting 14 keys, The Log Wagon Inn stands as a testament to quality and resilience. Despite facing adversity in 2021 with the loss of one building to fire, the property has been completely rebuilt from the ground up, featuring brand-new electrical systems, roofing, and plumbing. This substantial investment ensures that the property is not only restored but positioned for long-term success.

One of the key attractions of The Log Wagon Inn is its remarkable occupancy rate, which remains close to 100% throughout the year. This high demand for accommodations is driven by Wickenburg's robust local economy, characterized by a strong employment rate. As a result, the weekly rental option offered by The Log Wagon Inn is in high demand, providing a steady stream of income for investors.

## HIGHLIGHTS

- ❖ 14-key motel w/consistently high occupancy rates year-round.
- ❖ Fully rebuilt in 2021 after fire damage, featuring new electrical, roofing, and plumbing.
- ❖ Strategically located near Old Town Wickenburg, enhancing guest appeal.
- ❖ Strong demand for weekly rentals due to Wickenburg's robust local economy.
- ❖ Turnkey investment with potential for immediate returns and long-term growth.
- ❖ Established reputation for exceptional service and guest satisfaction.



**CAP RATE: 6.98%**

## Numbers:

Effective Income	<b>\$272,322</b>
Vacancy Rate	<b>-\$8,170</b>
Operating Expenses	<b>\$76,083</b>
Net Operating Income	<b>\$188,069</b>



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