



# Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

Highly Successful Motel-14 Keys-w/Seller Carry

563 W Wickenburg Way Wickenburg AZ  
**Log Wagon Motel-MANAGER in Training to stay on after Sale**

**\$2,395,000**

Manager in training to



## HIGHLIGHTS work w/new buyer

- ❖ 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.

## 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.



**CAP RATE: 7.85%**

## Numbers:

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



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