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## Historical 26 Key Motel

22430 W Hwy 66 Seligman AZ 86337

**The Postcard Motel  
MANAGER onsite**

**\$1,745,000**

**MLS #6792891**



### DETAILS

The Postcard Motel in Seligman, Arizona, is a charming roadside destination that embodies the nostalgic spirit of Route 66. Located in the heart of this historic town, the motel offers a cozy and authentic stay for travelers journeying along one of America’s most famous highways.

Seligman, often referred to as the "Birthplace of Route 66," is known for its retro roadside attractions and vibrant history. The Postcard Motel is no exception, capturing the essence of mid-20th-century American motels. With its classic neon sign, vintage décor, and warm hospitality, it provides guests with a genuine, old-school roadside experience.

The motel offers comfortable rooms with essential amenities, perfect for those wanting to step back in time without sacrificing convenience. Whether you're passing through on a road trip or staying for a few days to explore the nearby attractions, the Postcard Motel is a great base to experience the unique charm of Seligman.

Nearby, visitors can explore Route 66 landmarks, quirky shops, local diners, and historic sites that pay homage to the golden age of American road travel. Whether you're a history buff, a Route 66 enthusiast, or simply looking for a memorable stop, the Postcard Motel is a great place to rest, recharge, and enjoy the rich history of this iconic stretch of highway.

### HIGHLIGHTS

- ❖ 26-key motel-on the Famous Route 66
- ❖ Registered on the National Historic List
- ❖ Turnkey investment with potential for immediate returns and long-term growth.
- ❖ Long List of Improvements-see the website
- ❖ Newer Roof
- ❖ Established reputation for exceptional service and guest satisfaction
- ❖ Call for a Tour today



**CAP RATE: 4.73%**

### Numbers:

|                             |                  |
|-----------------------------|------------------|
| <b>Effective Income</b>     | <b>\$257,500</b> |
| <b>Operating Expenses</b>   | <b>\$175,000</b> |
| <b>Net Operating Income</b> | <b>\$82,500</b>  |



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