



Gerchick Real Estate - I answer my PHONE

"Make the Market Work for YOU"™

Investor Alert – \$1.55M Price Reduction + Seller Carry!

22430 W Hwy 66 Seligman AZ 86337

\$1,550,000

The Postcard Motel

MLS #6792891



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

DETAILS

OPERATIONS & FINANCIALS

Strong Cash Flow Potential: High nightly rates during peak tourism seasons.

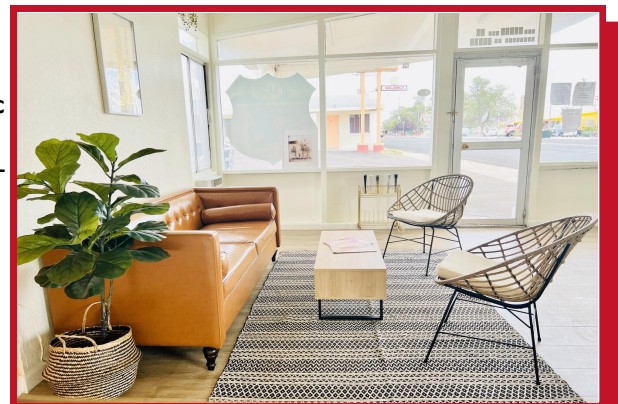
Proven Operating History: Consistent occupancy from domestic + international guests.

Low Management Complexity: Simple operations ideal for first-time or seasoned motel operators.

Turnkey Operations: Staff, systems, and processes already in place.

Attractive Cost Structure: Limited common-area maintenance and low overhead.

Ideal 1031 Exchange Replacement: Immediate income with upside potential.



PROPERTY FEATURES

Guest Parking On-Site: Ample parking directly in front of units.

Easy In-and-Out Access: Excellent highway frontage and visibility.

Refreshed Interior Spaces: Updated lobby and guest areas with retro charm.

Classic Roadside Footprint: Nostalgic exterior preserved for branding value.

CAP RATE: 5.32%

Numbers:

Effective Income	\$257,500
Operating Expenses	\$175,000
Net Operating Income	\$82,500



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