

# 104 Roby Reeves Road Motel For Sale

## About this Property

Property has been operating for over 30 years as a roadside motel. Property is 10,000 sq ft, and sits on 2 acres of land literally right off the interstate, so there's plenty of room to grow as a motel or build the business of your dreams.

## Property Details

The property includes 3 buildings:

- **Guestrooms:** Built with sturdy cement block firewalls between each of the 26 rooms and modular wall panels, it has withstood a test of time. Roof is metal, exterior walkways, and ample parking. 24 of the 26 rooms are rentable, each is 364 square feet, which includes a carpeted room for 1 King bed or 2 double beds, microwave/fridge (in select rooms), TV, phone, Wi-Fi, A/C, and a full bathroom. All rooms are ground floor. Rooms need some updating, but property has been priced accordingly.
- **Owners Quarters:** Behind the front office is the 2 Bedroom, 1.5 bathroom owners living quarters. Also included is a living room and full kitchen. Build is constructed of modular exterior wall panels, wood stud interior walls, and metal roof.
- **Laundry & Maid building:** This metal building houses the laundry facilities, maid storage, and maintenance storage.

## Location Details

Located in Sycamore, Georgia, Exit 80 off the ever-popular Interstate-75, which provides the major artery of traffic to and from Florida. Throughout the year, this property sees about 60% travel customer base, 40% local or long-term stays.

Major cities nearby include

- Ashburn, GA – 2 miles
- Tifton, GA – 19 miles
- Cordele, GA – 23 miles
- Albany, GA – 30 miles
- Moultrie, GA – 40 miles
- Valdosta, GA – 65 miles
- Macon, GA - 80 miles
- Tallahassee, FL – 100 miles
- Columbus, GA - 115 miles
- Lake City, FL – 125 miles
- Atlanta, GA – 155 miles
- Savannah, GA – 170 miles
- Jacksonville, FL – 180 miles



## Living Here

The property has been operating as a motel for over 35 years under the ownership of my parents. They have raised 3 kids here who have all moved out. The Turner County/Ashburn/Sycamore area is one where friendly familiar people are everywhere.

## Business Details

Peak times are on all major vacation holidays where there is a spike in holiday travel: Easter, Memorial Day, Independence Day, Labor Day. In addition, due to the large number of farms in the area, the property is sold out to crew workers during a few weeks in the summer.

Property utilizes online booking channels, website, and social media for traveler exposure. Property is well-known in the area for local guests as well as long-term.

Website: [www.budgetlakeviewinn.com](http://www.budgetlakeviewinn.com)

For more information, Call 404-832-5836 or Email [info@budgetlakeviewinn.com](mailto:info@budgetlakeviewinn.com)