



## Former Country Inn & Suites



### 17009 Abercorn St. Savannah, GA 31419

- Lender-Owned, Formerly Franchised Property
- Located at intersection of I-95 and Hwy 204 in Savannah, GA
- Well Maintained, Rebranding Opportunity
- All Reasonable Offers Will Be Considered

**Number of Units:** 54  
**Asking Price:** \$1,450,000  
**Room Multiplier:** \$26,850  
**Property Website:**

### Site

- **Interest:** Fee-Simple
- **Lot Size:** 2.04 Acres
- **APN:** 1-1029-01-093

### Construction

- **Year Built:** 1996
- **Construction Type:** Steel Frame, Precast Concrete, Masonry Bearing Walls, Metal-Stud Partitions
- **Buildings:** 1-Building
- **Stories:** 4-Story
- **Corridors:** Interior
- **Fire Sprinklers:** In-Room

### Area/Market

- **Competitive Market:** Comfort Suites, Hampton Inn & Suites, Sleep Inn, Clarion Inn & Suites, Wingate, Ramada Inn, Red Roof Inn, HoJo Express, Econolodge, Country Hearth Inn, Best Western, Days Inn & Suites, Holiday Inn Express, Fairfield Inn, SpringHill Suites, La Quinta, America's Best Value Inn, Scottish Inns, Microtel Inn & Suites, Knights Inn, Travelodge, Baymont Inn & Suites, Super 8
- **Area Description:** Savannah is the largest city and county seat of Chatham County, in the U.S. state of Georgia. Established in 1733, the city of Savannah was the first state capital of Georgia. Today Savannah is an industrial center and an important Atlantic seaport. Each year Savannah attracts millions of visitors, who enjoy the city's architecture, historic buildings, and Savannah's downtown area, which includes the Savannah Historic District, the Savannah Victorian Historic District and 22 park-like squares, one of the largest National Historic Landmark Districts in the United States.
- **Local Attractions:** Hilton Head International Airport Savannah, GA Fine Dining Guided Tours Historic Savannah Museums Coastal Georgia Attractions Sport Fishing Tybee Island, GA
- **Freeway/Highway Access:** Access and Minimal Visibility from Interstate 95 and Highway 204/Abercorn St.

### Guestrooms

- **Number of Units:** 54
- **Suites:** 3 Suites
- **Handicap Accessible:** 3 Handicap Accessible Units
- **HVAC:** Available in All Rooms
- **Televisions:** Available in All Rooms (25" Sanyo)

- **Tubs/showers:** Tubs in Available in All Rooms
- **Hair Dryers:** Available in All Rooms
- **Refrigerators:** Available in All Rooms
- **Microwaves:** Available in All Rooms
- **Iron/Ironing Boards:** Available in All Rooms

### Amenities

- **Pool:** Indoor Heated Pool (Depth 4ft.)
- **Spa:** Indoor Heated Spa (Depth 3ft.)
- **Fitness Rooms:** Yes, Stationary Bike, Treadmill, Universal Pulley System
- **Breakfast Room:** Yes
- **Guest Laundry:** Yes
- **Parking Spaces:** Ample Guest Parking
- **Other Amenities:** Elevator with Access to all 4-Floors