

**Red Roof Inn & Suites Chestertown** 56 Room Hotel with 700,000 in yearly revenue. We offer free Wi-Fi, a guest coin laundry facility and free coffee in the lobby. Guests also have access to our designated pet area and free parking. Financials available shortly.

**Lot Size: 2.1 AC**

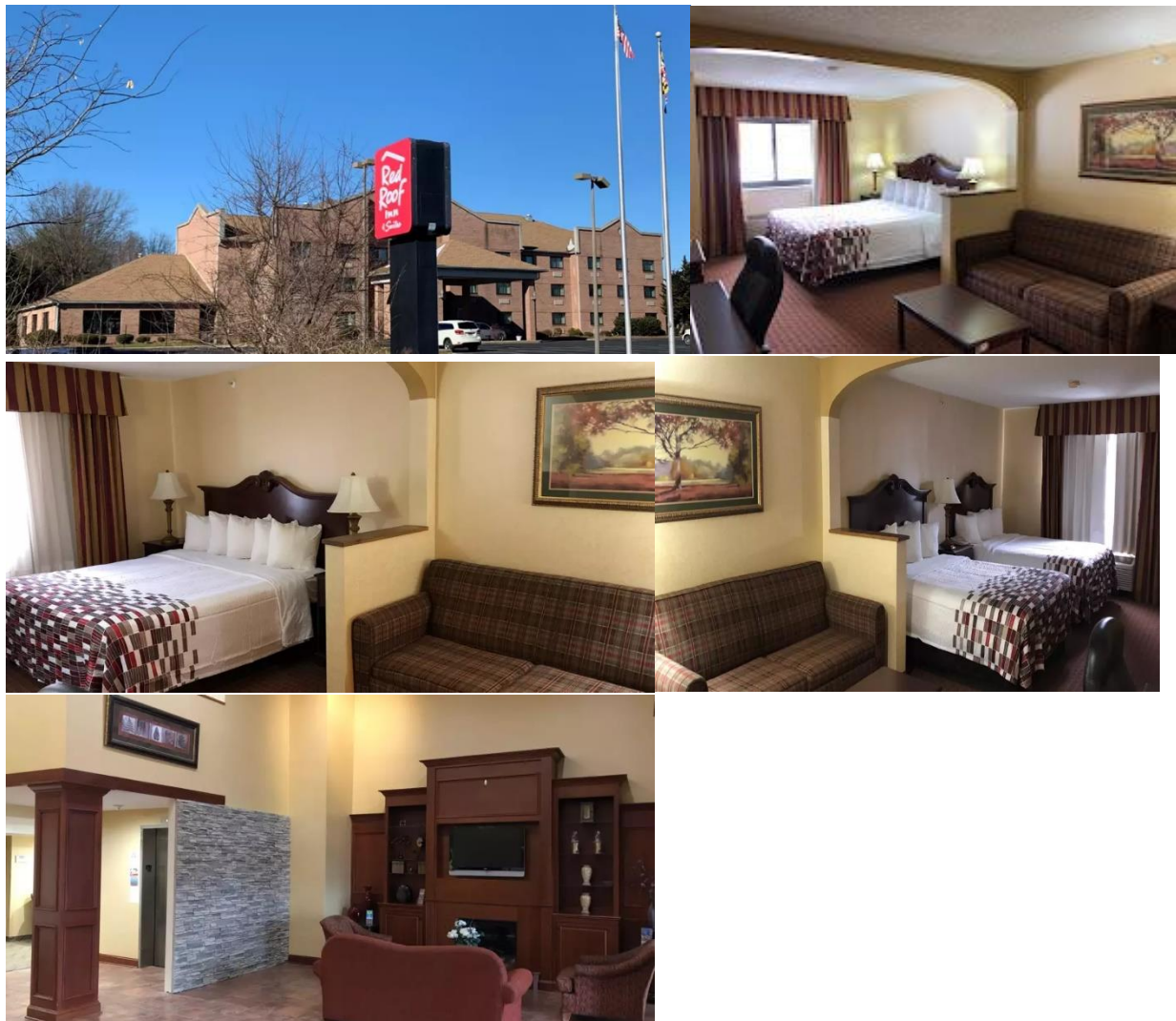
**Built: 1996**

**Taxes 2022; 42,638.00**

**Asking 2,700,000.00 - 48,000.00 per Key**

Red Roof Inn & Suites Chestertown is one of the best budget hotels in Chestertown, MD that is conveniently located near the crossroads of MD 213 and MD 291. We offer our guests free Wi-Fi, a guest coin laundry facility and free coffee in the lobby. Guests also have access to our designated pet area and free parking. Red Roof Inn & Suites Chestertown is a pet-friendly hotel where two well-behaved pets per room are welcome.

**All information deemed reliable but not guaranteed.**



**GRACE PROPERTIES & AC AUCTIONS**

COMMERCIAL PROPERTY REPORT

# 160 Scheeler Rd, Chestertown, MD 21620



Presented by

**Robert Salvato** | REALTOR®

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**AC Auctions Realty**

5216 Atlantic Ave

Ventnor City, NJ 08406

## 160 Scheeler Rd, Chestertown, MD 21620

## ■ Off Market

\* Sold Date: 2/18/2016  
\* Public Record

## Last Sold Price

**\$2,900,000**

Closed Date: 2/18/2016

## Property Facts

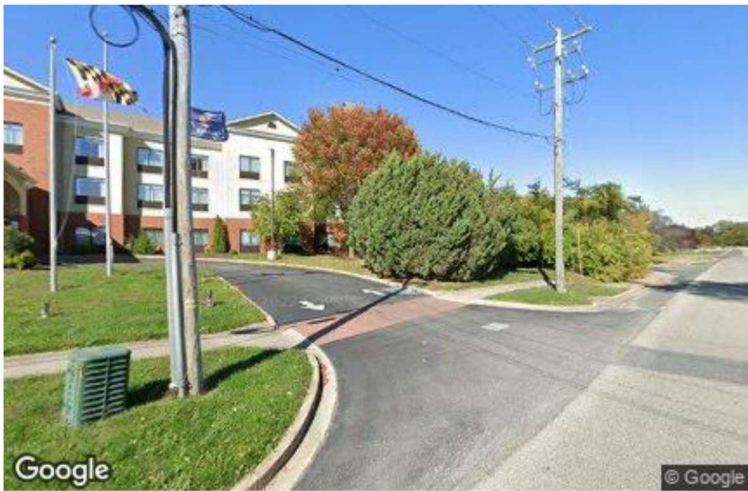
## Public Facts

## Listing Facts

|                       |              |   |
|-----------------------|--------------|---|
| Property Type         | Hotel/Motel  | - |
| Property Subtype      | Hotel        | - |
| Number of Units       | 53           | - |
| Number of Stories     | 3            | - |
| Building Area (sq ft) | 32,767       | - |
| Lot Size              | 2.1 acres    | - |
| Lot Dimensions        | 2.100 AC     | - |
| Year Built            | 1996         | - |
| Pool                  | Yes          | - |
| Heating               | Heat Pump    | - |
| Cooling               | Wall         | - |
| Garage (spaces)       | 0            | - |
| Exterior Walls        | Brick Veneer | - |

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*





Tenant Data – Total Tenants Found: 3

| Tenant / Contact                 | Suite/<br>Unit | Move-in<br>Date | Type of<br>Business | Business<br>Start Date |
|----------------------------------|----------------|-----------------|---------------------|------------------------|
| COMFORT SUITES                   | —              | —               | Hotel/Motel Chain   | —                      |
| JAI SWAMINARAYAN CHESTERTOWN LLC | —              | 1/28/2016       | Hotel/Motel Chain   | —                      |
| QUALITY INN/QUALITY SUITES HO    | —              | —               | Hotel/Motel Chain   | —                      |

## Extended Property Facts

### Interior Details

|               |             |
|---------------|-------------|
| Base Area     | 32767 sq ft |
| Canopy/Awning | 956 sq ft   |

### Exterior Details

|                        |             |
|------------------------|-------------|
| Lot Size - Square Feet | 91476 sq ft |
| Lot Size - Acres       | 2.100 ac    |
| Neighborhood Code      | 30000       |
| Water                  | Yes         |
| Sewer                  | Yes         |

### Other Details

|                    |                |
|--------------------|----------------|
| Building Condition | Good           |
| Building Quality   | C              |
| Amenities          | Fire Sprinkler |
| Pool Size          | 512            |
| Fence              | 50             |
| Asphalt Paving     | 22000          |
| Concrete Paving    | 1381           |

# Public Facts

## Owner Information

Owner Name

Mailing Address

Vesting

## Legal Description

|                          |                          |                       |  |   |   |
|--------------------------|--------------------------|-----------------------|--|---|---|
| <b>APN:</b><br>04-026950 | <b>Tax ID:</b><br>026950 | <b>Zoning:</b><br>C-1 | <b>Census Tract:</b><br>240299503.001014 | <b>Abbreviated Description:</b><br>DIST:04 LOT 1 - 2.10 AC 160<br>SCHEELER RD CHESTERTOWN<br>MAP REF:205 10 121 | <b>City/Municipality/Township:</b><br>Chestertown, MD 21620 |
|--------------------------|--------------------------|-----------------------|--|---|---|

## Assessed Values

| Date | Improvements | Land      | Total       | Tax      |
|------|--------------|-----------|-------------|----------|
| 2022 | \$2,288,100  | \$450,000 | \$2,738,100 | \$42,638 |
| 2021 | \$2,288,100  | \$450,000 | \$2,738,100 | —        |
| 2020 | \$2,304,300  | \$450,000 | \$2,754,300 | \$43,165 |
| 2019 | \$2,304,300  | \$450,000 | \$2,754,300 | —        |
| 2018 | \$2,304,300  | \$450,000 | \$2,754,300 | —        |
| 2017 | —            | —         | \$2,755,300 | \$16,563 |
| 2016 | —            | —         | \$2,755,300 | —        |
| 2015 | —            | —         | \$2,755,300 | —        |
| 2014 | —            | —         | \$3,511,900 | —        |
| 2013 | —            | —         | \$3,302,700 | —        |
| 2012 | —            | —         | \$3,093,500 | —        |
| 2011 | —            | —         | \$2,884,300 | \$43,380 |

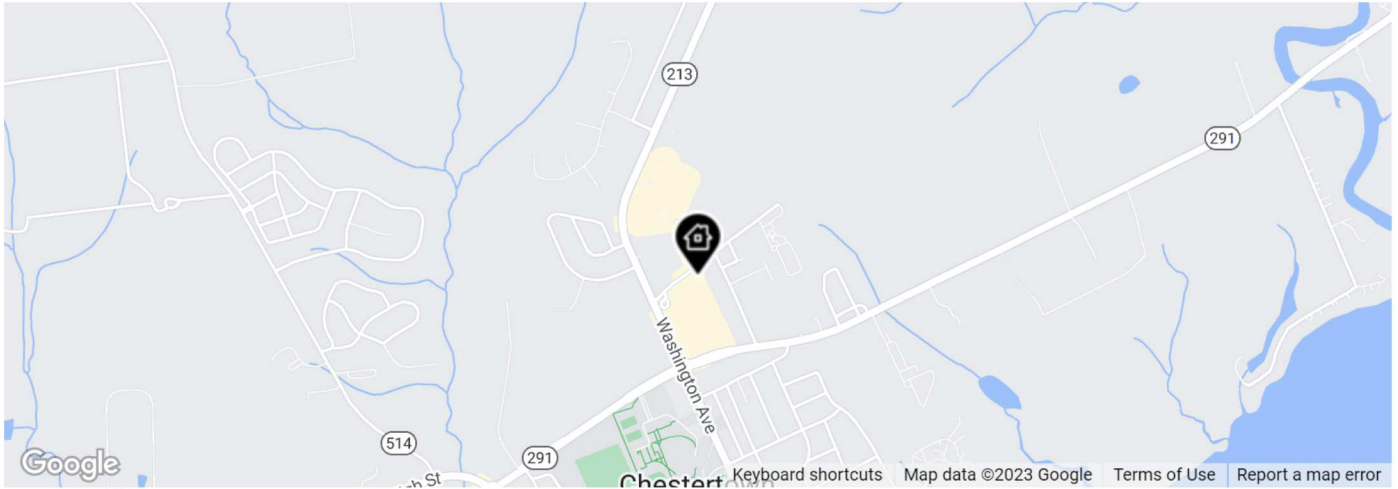
## Deed Records

|                            |                                 |
|----------------------------|---------------------------------|
| <b>Recording Date</b>      | 2/18/2016                       |
| <b>Document Type</b>       | Deed                            |
| <b>Sales Price</b>         | \$2,900,000                     |
| <b>Sales Price Code</b>    | Full amount stated on Document. |
| <b>Buyer Name</b>          | J                               |
| <b>Buyer ID</b>            |                                 |
| <b>Seller Name</b>         |                                 |
| <b>Seller ID</b>           |                                 |
| <b>City Transfer Tax</b>   |                                 |
| <b>County Transfer Tax</b> |                                 |
| <b>Book #</b>              |                                 |
| <b>Page #</b>              |                                 |
| <b>Contract Date</b>       |                                 |

## Mortgage Records

|                |                                    |
|----------------|------------------------------------|
| Recording Date | 1/21/2022                          |
| Lender Name    | UNITED STATES SMALL BUSINESS ADMIN |
| Lender Type    | Government (FHA, VA, etc.)         |
| Loan Type      | Unknown                            |
| Contract Date  | 12/15/2021                         |

# Maps



Legend:  Subject Property



Legend:  Subject Property



Legend:  Subject Property