

Property description:

The Sprague Motel & RV Park offers a great investment opportunity for the investor or owner operator. The property features 10 motel rooms and 17 RV spaces with additional income streams. Considerable improvements have been under current ownership, resulting in year over year revenue growth. Revenue does not reflect fall 2025 improvements of RV space electrical meters and completed motel suite. On-site management in place. Repeat customer base and convenient location along Interstate 90 provide more potential for growth. The Sprague area features many lakes and public land areas making it a popular location to hunt, fish and recreate.

Great opportunity for turn-key investment with remaining upside potential.

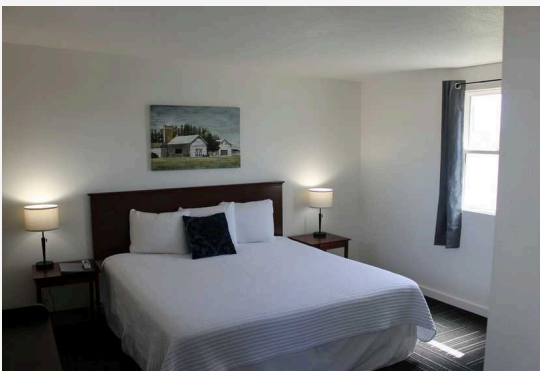
Introducing the **SPRAGUE MOTEL & RV PARK**

312 E 1ST ST, SPRAGUE, WA 99032



PROPERTY FEATURES:

- 10 Motel rooms ranging from singles to suites
- 17 full hookup RV spaces
- Metered RV spaces
- New motel suite with kitchenette
- Laundromat open to public
- Propane tank refilling
- RV bathrooms with showers
- Lobby with office and sitting area
- On-site manager apartment



OFFERED AT

\$1,399,000



Improvements under current ownership:

- Remodeled motel/RV park lobby
- Five remodeled motel rooms
- Remodeled RV Park bathrooms
- New motel suite added
- Added Laundromat
- Added propane tank refilling sales
- Installed electric meters on RV spaces
- Improved RV space landscaping
- Painted motel exterior
- New property signage

