

FOR SALE

# FAIRGROUNDS INN

18950 US-2 | MONROE, WA

*18,079 SF, 60-Room Hotel  
on 1.51 AC Available for Sale*



SALE PRICE **\$6,500,000**

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**km** Kidder Mathews

## Property Overview

The hotel comprises one two-story building that is positioned in the center of the site. Surface parking is located on the north and south sides of the building. Other site improvements include signage, located on the northern side of the site, and well-kept landscaping and sidewalks; two small storage buildings are situated along the southern border of the site.

The main entrance, located on the northern side of the building, leads directly to the lobby. The ground floor houses public areas and back-of-the-house space, while guestrooms are located on all floors.

Hotel facilities and amenities include a breakfast dining area in the lobby, a guest laundry room, a small meeting room, and a vending area. The hotel features standard and suite-style guestrooms, which offer typical amenities. Furthermore, select standard guestrooms feature a sleeper sofa, while some suites also feature a small kitchenette and a sleeper sofa. Guestroom bathrooms are standard in size, featuring a shower-in-tub and a single-sink vanity area.

**18,079 SF**  
GROSS BUILDING AREA

**1.51 AC**  
SITE AREA



## Property Details

|                      |                                |
|----------------------|--------------------------------|
| PROPERTY             | Fairgrounds Inn                |
| ADDRESS              | 18950 US-2<br>Monroe, WA 98272 |
| YEAR BUILT/RENOVATED | 1986/2022                      |
| BUILDINGS            | 1                              |
| STORIES              | 2                              |
| GUESTROOMS           | 60                             |
| PARKING              | 64                             |
| GROSS BUILDING AREA  | 18,079 SF                      |
| SITE AREA            | 65,776 SF (1.51 Acres)         |
| ZONING               | GC                             |
| SALE PRICE           | \$6,500,000                    |

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## Guestroom Breakdown

| Room Type   | Bed         | Units |
|-------------|-------------|-------|
| SINGLE      | Queen       | 26    |
| SINGLE      | King        | 4     |
| DOUBLE      | Queen/Queen | 21    |
| 1-BED SUITE | King        | 5     |
| 2-BED SUITE | Queen/Queen | 4     |

## Hotel Amenities

Guest Laundry Area

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Pet Friendly

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Meeting Space ±500 SF

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Vending Area

## Financial Performance

| Fiscal Year | Revenue     |
|-------------|-------------|
| 2025        | \$1,155,185 |
| 2024        | \$1,216,717 |
| 2023        | \$1,070,578 |

| Fiscal Year | NOI       |
|-------------|-----------|
| 2025        | \$378,265 |
| 2024        | \$439,796 |
| 2023        | \$412,483 |





## Location Overview

Monroe, Washington is located in Snohomish County, near the Cascade foothills at the confluence of the Skykomish and Snoqualmie rivers, which form the Snohomish River. It is part of the Seattle metropolitan area and is situated 30 miles northeast of Seattle. Monroe's estimated population for 2025 is 21,631.

Originally founded in 1864 as the town of Park Place, the city was renamed Monroe in 1890 to honor U.S. President James Monroe.





*Exclusively Listed by*

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