



# AUCTION: 100 ROOM HOTEL UPSTATE, NY

8000 Virginia Smith Drive | Calcium, NY 13616



## PROPERTY SUMMARY

<b>AUCTION DATE:</b>	Thursday, September 15th
<b>AUCTION TIME:</b>	12:00 PM EST
<b>AUCTION LOCATION</b>	Online: NYHOTELAUCTION.COM
<b>YEAR BUILT:</b>	1990
<b>PROPERTY:</b>	100-room Hotel On 2.23 Acres
<b>MARKET:</b>	Watertown, Upstate NY
<b>CROSS STREETS:</b>	US Hwy 11 And NY Hwy 342 Near Interstate 81

## AUCTION OVERVIEW

Auction: September 15th at 12:00 pm EST. Bid Online at [nyhotelauction.com](http://nyhotelauction.com)  
Starting Bid: Only \$1,500,000. Sale can be contingent on buyer financing from bank.

The 100-room Microtel Inn by Wyndham in Calcium, NY near Fort Drum will be auctioned in an online auction starting on Thursday, September 15th at 12:00 pm EST. The hotel has convenient amenities and a prime location at the gateway to the beautiful Thousand Islands area with access to boating, fishing and golf. Please visit the auction website at [nyhotelauction.com](http://nyhotelauction.com) for more pictures, diligence information, bidding instructions and access SVN's exclusive online bidding portal.

## PROPERTY HIGHLIGHTS

- NY Equity Firms Says Sell!!!
- Bidding Starts: Thursday, September 15th at 12:00 pm EST
- Bidding Ends: Thursday, September 22nd at 12:00 pm EST
- Online Bidding at [nyhotelauction.com](http://nyhotelauction.com)
- 100 rooms on 2.23 acres \$1,500,000 starting bid
- Seller will allow sale contingent upon Buyer Financing.
- 2% fee based on high bid for registered buyer's agent
- PIPs for several flags available on auction website
- Diligence information available with signed confidentiality agreement
- Please visit the [nyhotelauction.com](http://nyhotelauction.com) for diligence information, pictures, forms, terms, conditions, bidding instructions, and access to SVN's online bidding portal.



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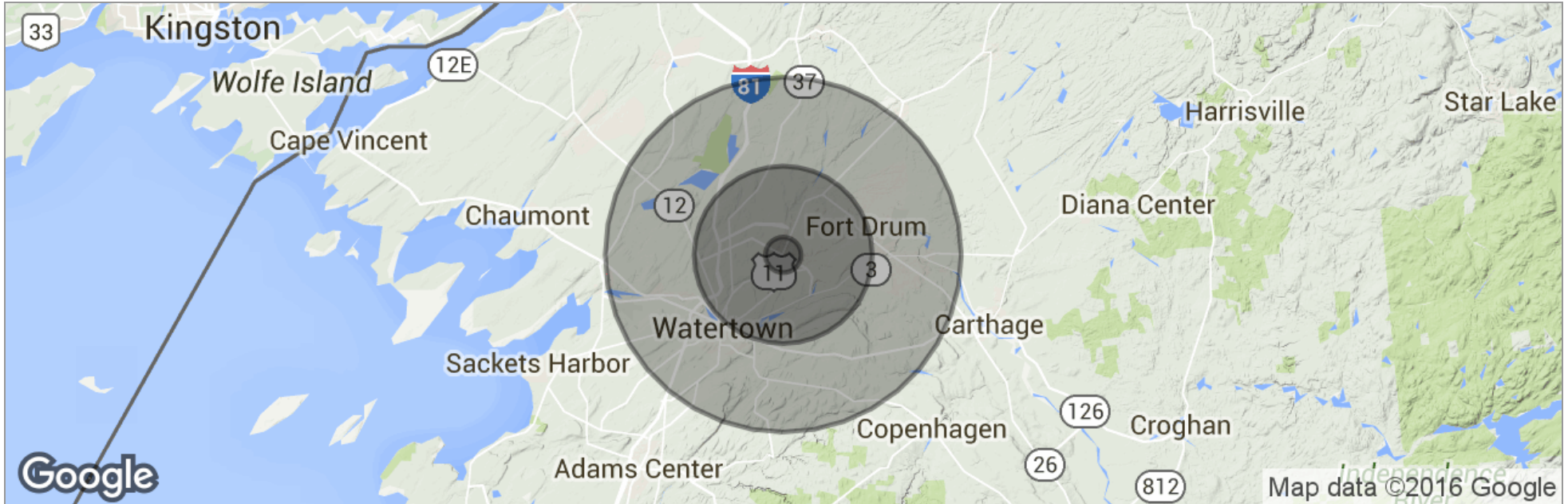
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	1 Mile	5 Miles	10 Miles
Total Population	878	23,124	77,125
Population Density	279	294	245
Median Age	23.6	25.7	30.4
Median Age (Male)	23.6	25.2	28.8
Median Age (Female)	23.9	26.3	32.5
Total Households	315	8,366	29,638
# of Persons Per HH	2.8	2.8	2.6
Average HH Income	\$44,975	\$45,823	\$50,231
Average House Value	\$146,246	\$123,150	\$131,289

\* Demographic data derived from 2010 US Census



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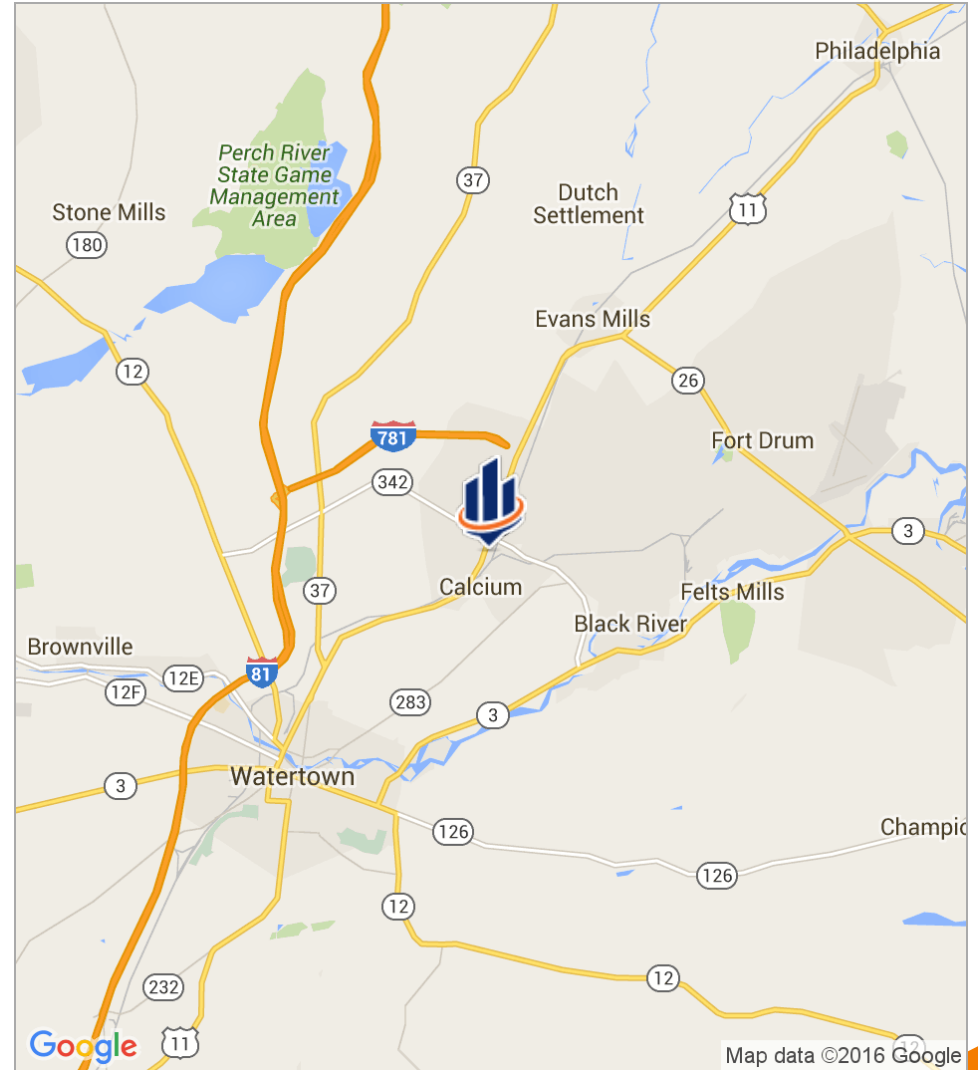
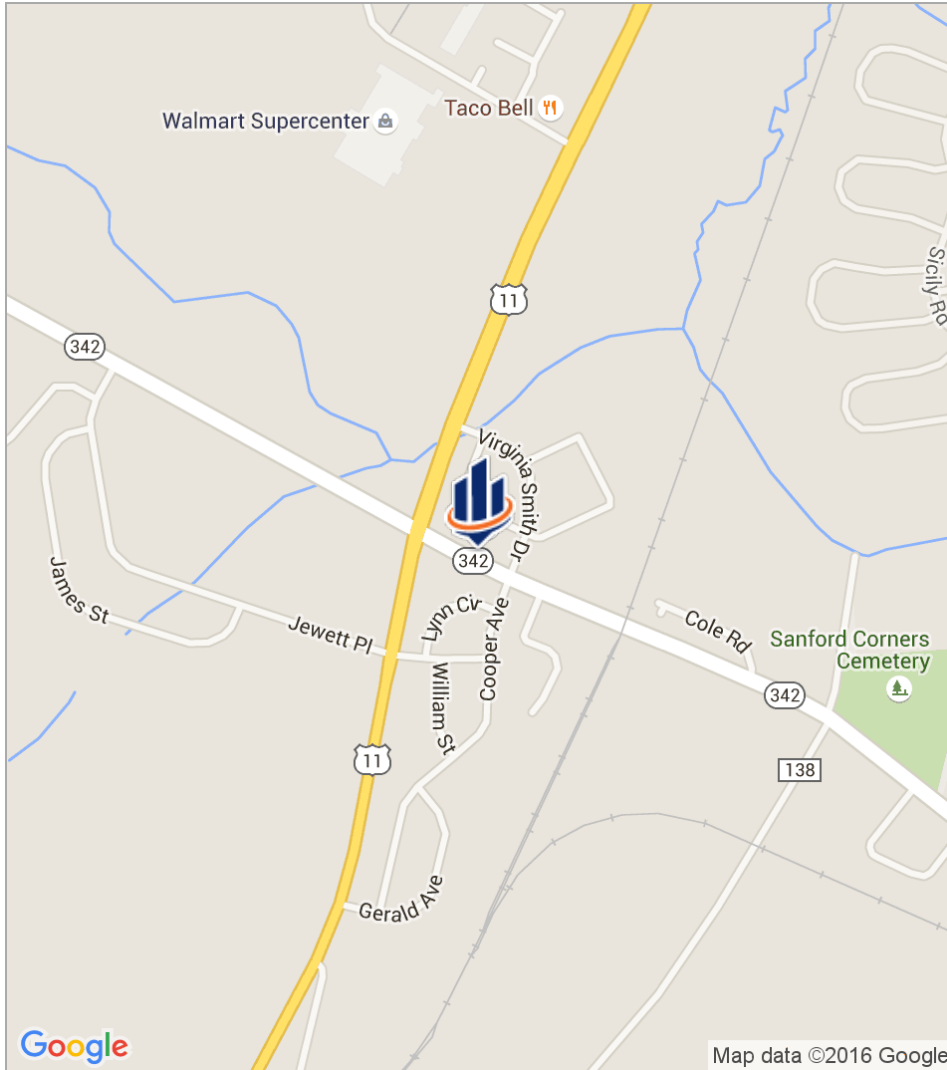
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REAL ESTATE AUCTION

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