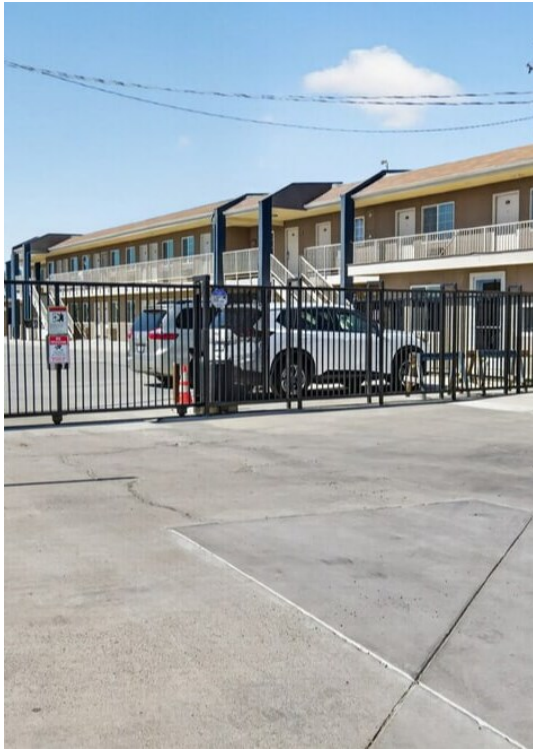




Corcoran Country Inn

2111 Whitley Ave, Corcoran, CA 93212

REALTY**ONE**GROUP



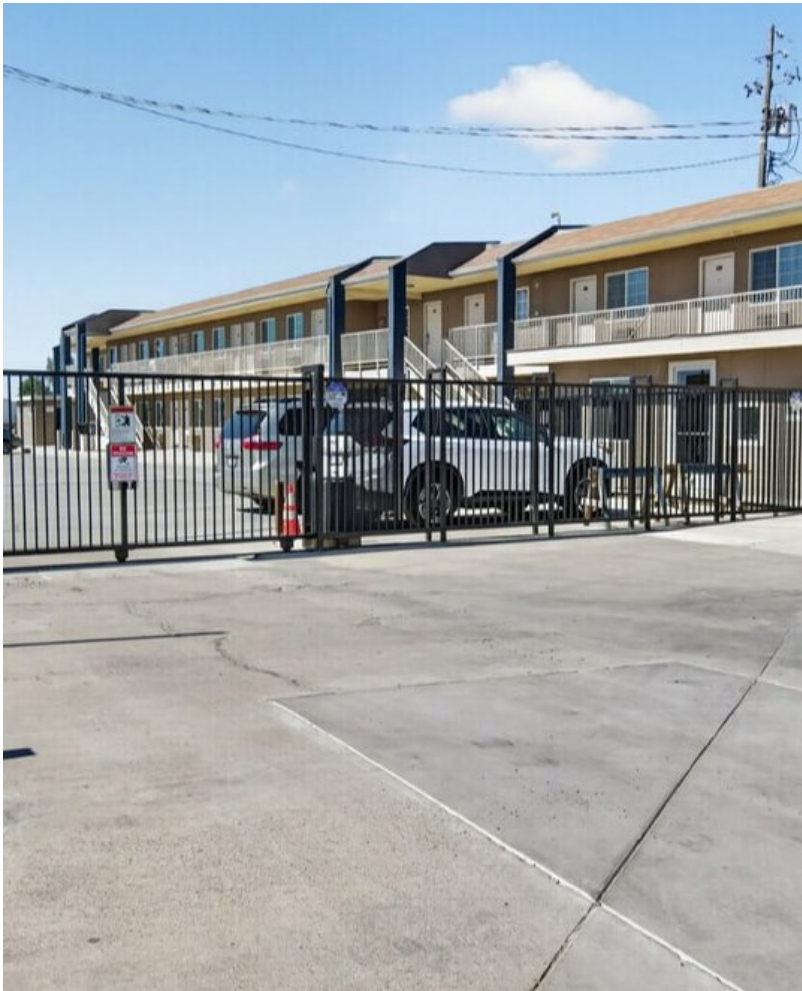
JDee Moore

Realty One Group Action

1014 S Mooney Blvd, Visalia, CA 93277

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(559) 362-6554



Corcoran Country Inn

\$2,295,000

Investment opportunity, Turnkey 27-unit motel in Corcoran, California, offered at \$2,295,000, an 8.9% capitalization rate on in-place income. The Corcoran Country Inn pairs three things that rarely appear together at this price: strong current cash flow, recent capital already invested, and clear, buyer-controlled paths to grow. The property has been substantially renovated over the past four to five years and carries a 9.0 out of 10 guest rating across nearly 1,000 reviews on eight booking platforms. Recent capital improvements include new plumbing, new bathtubs, a newly renovated front office and manager's apartment, and a secured, gated property. That work is already done, which means a new owner steps into a clean, well-reviewed asset rather than a deferred-maintenance project. The Inn operates on a mostly direct and repeat guest base, supported by steady institutional, correctional, and agricultural demand across the Central Valley. That mix keeps online-travel commissions low and supports steady occupancy through the year. On-site amenities include a seasonal outdoor pool, complimentary breakfast, free WiFi and parking, and a 24-hour front desk. The offering includes 27 units, one of which is currently configured as a newly renovated manager's apartment and converts back to a rentable guest room at the buyer's discretion. Priced at \$85,000 per key, the offering reflects both the operating business and the underlying real estate, with meaningful upside a buyer can choose to capture. Detailed financials, including a recast operating statement, are available to qualified buyers upon execution of a confidentiality agreement....

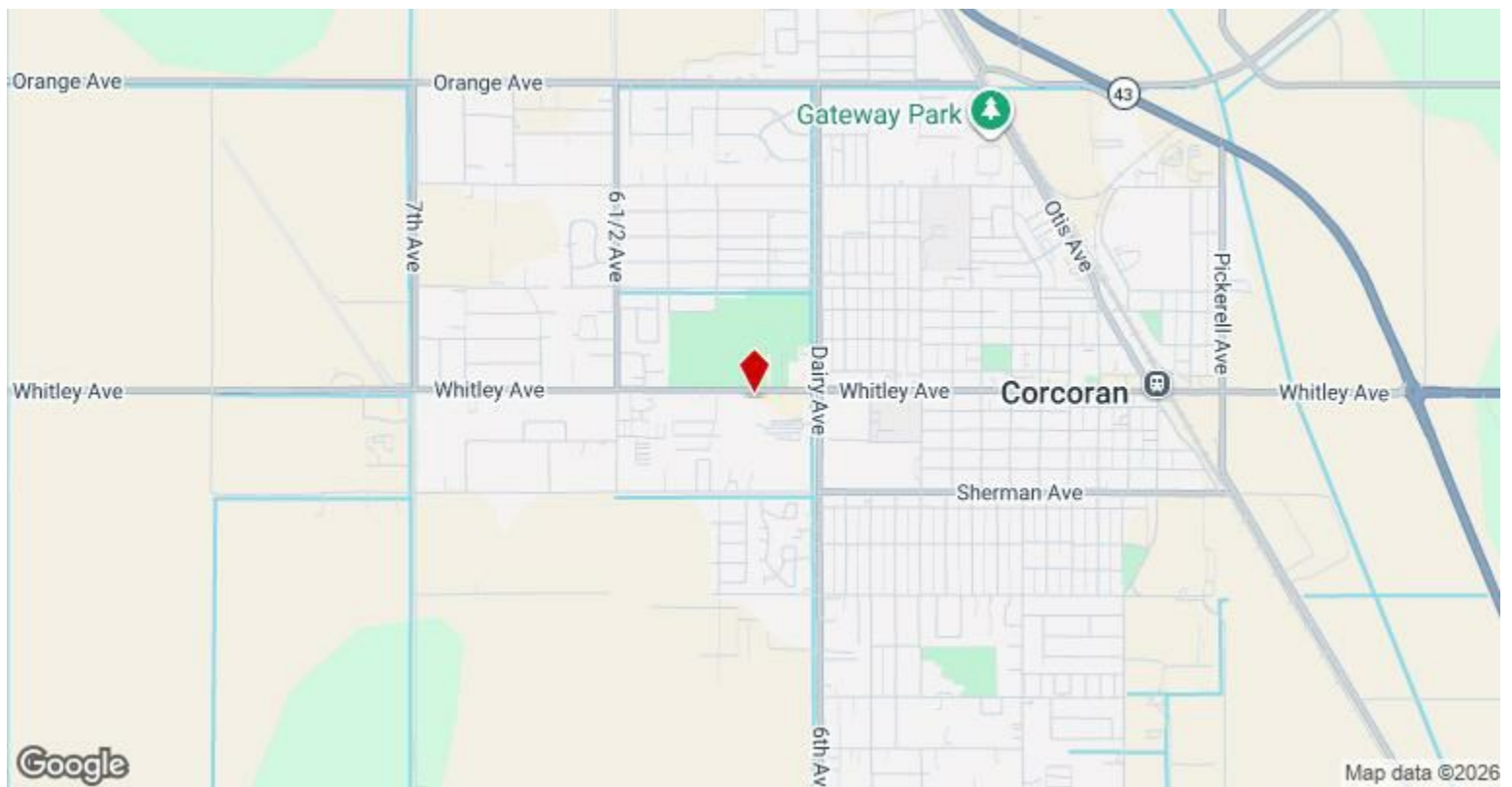
- Newly Renovated
- Security Gate
- 9/10 rating with 1,000 across six review platforms
- Space on the lot to add up to 10 additional units
- Manager apartment on premises

Price:	\$2,295,000
Property Type:	Hospitality
Property Subtype:	Hotel
Building Class:	C

Sale Type:	Investment
Cap Rate:	8.90%
Lot Size:	0.98 AC
Gross Building Area:	11,050 SF
Average Published Rate:	106
No. Rooms:	27
No. Stories:	2
Year Built:	1984
Parking Ratio:	2.44/1,000 SF
Corridor:	Exterior
Zoning Description:	CS

- Turnkey and Franchise conversion ready for national flag





2111 Whitley Ave, Corcoran, CA 93212

Property Photos



106



Gallery 109

Property Photos



Gallery 110



Gallery 112

Property Photos



Gallery 114



Gallery 115

Property Photos



Gallery 118



Motel Home Page 123

Property Photos



Property Photos



Property Photos



Property Photos



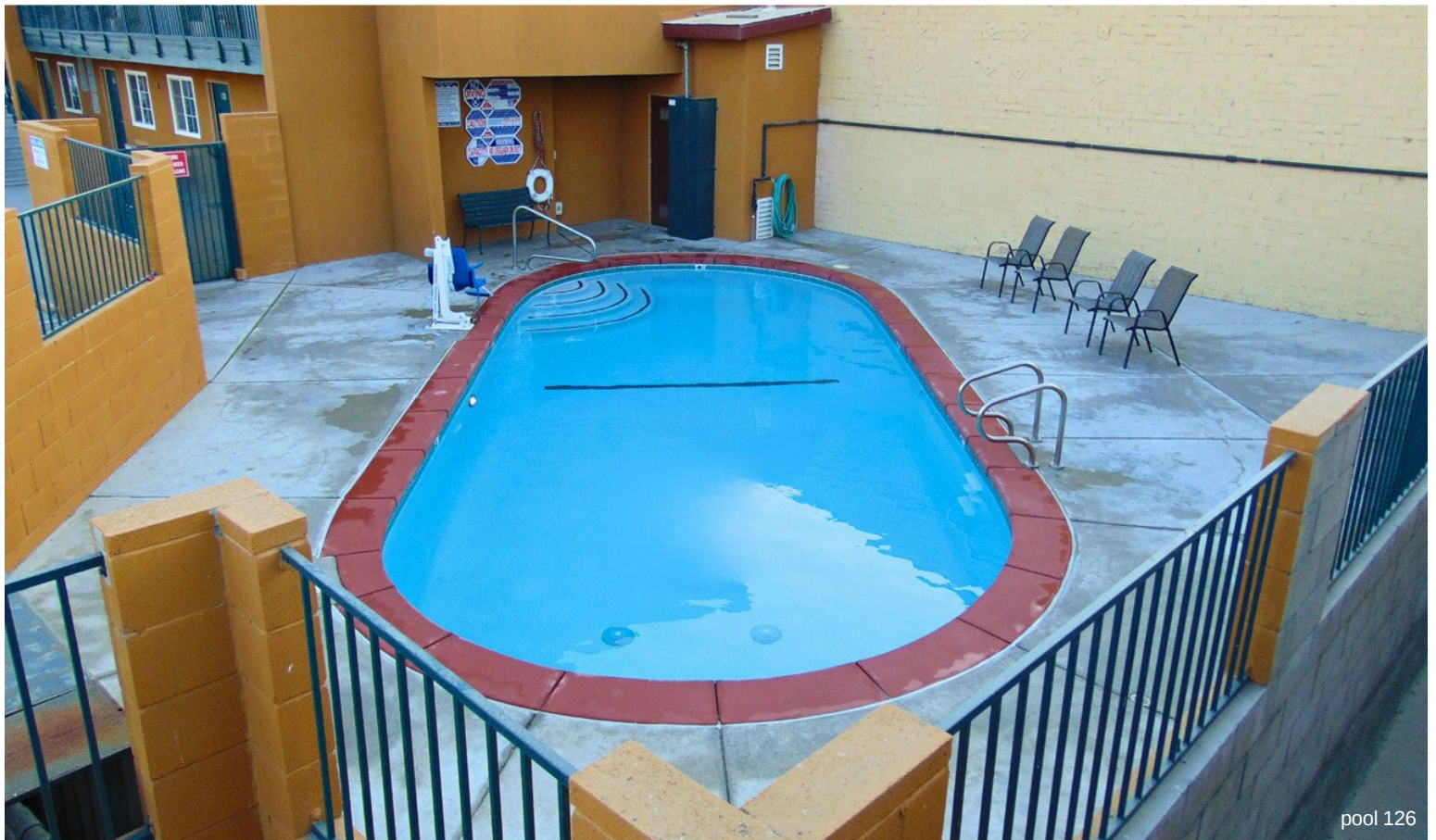
Property Photos



Property Photos



Property Photos



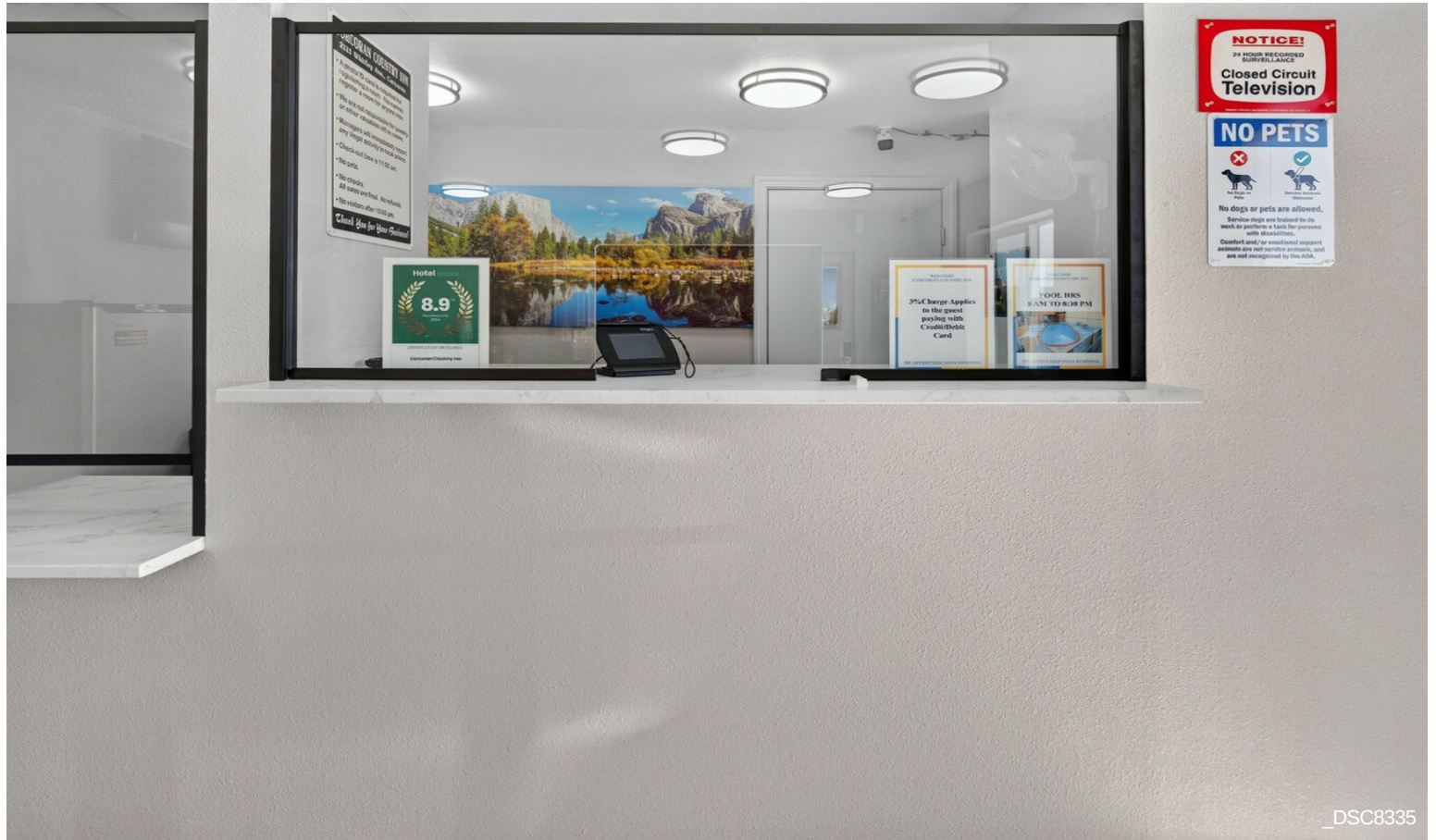
Property Photos



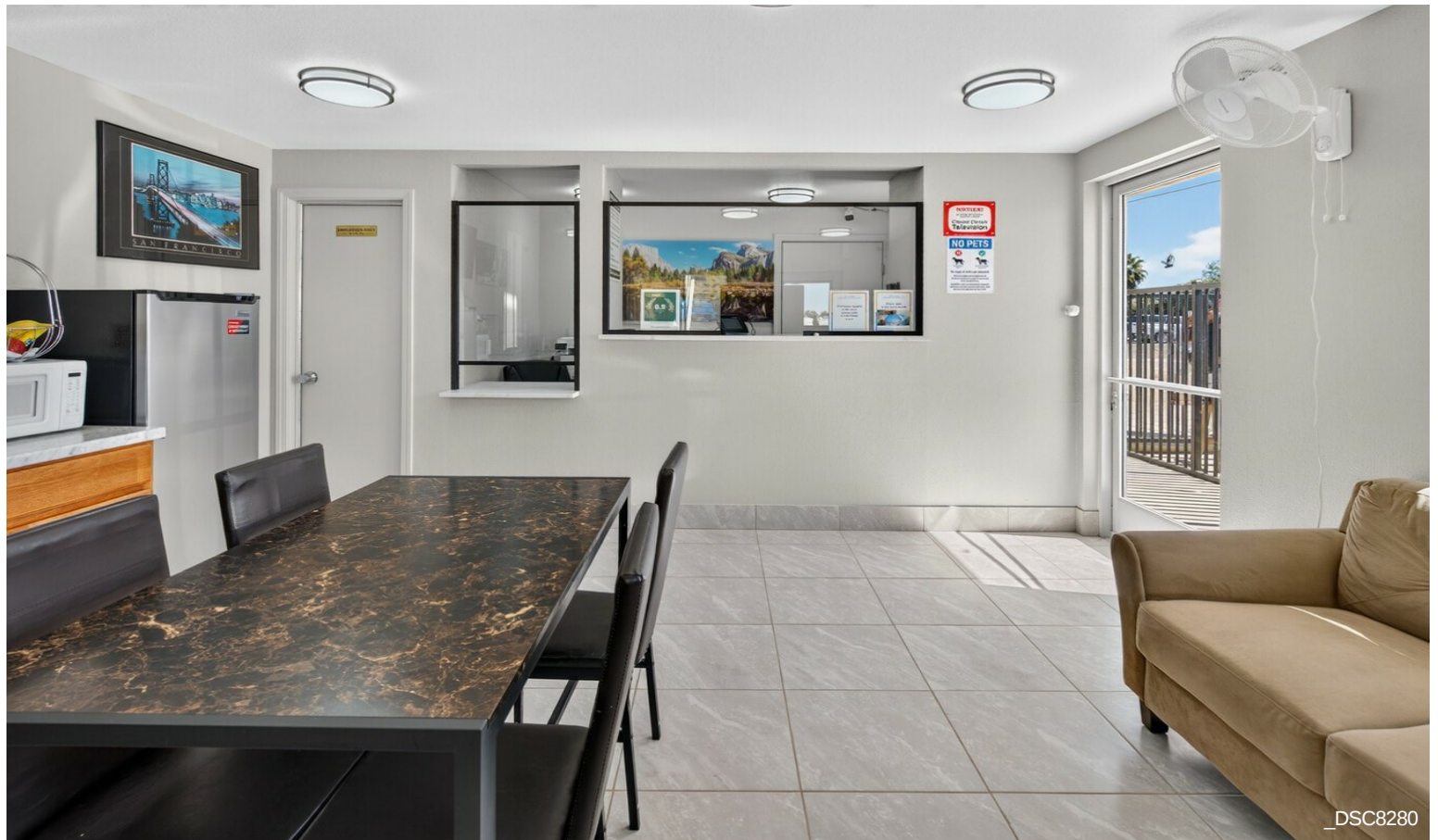
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