

IS PLEASED TO OFFER:
UNIQUE HOTEL INVESTMENT OPPORTUNITY

Budgetel Inn & Suites

35 Carson Loop NW
Cartersville, GA 30121



PRICE: \$4.95 MILLION
(\$40,909 per room)

Family owned & operated

- 121 guest rooms, including 10 suites
- All rooms have living area & pull-out sofa
- 80 rooms have newly-added kitchenette
- 2-floor exterior access
- Outdoor pool
- Meeting / Banquet space — 5,555 sq. ft. can accommodate various functions & seating layouts; partitions into 5 separate rooms
- Outdoor courtyard available for events — 51,200 sq. ft.
- Business center
- Guest laundry
- Parking for trucks & buses
- Site of almost 7 acres

Business and leisure visitors attracted by:

- High-visibility location along I-75, a major north-south travel route
- 45 miles north of Atlanta, GA & 45 miles south of Chattanooga, TN
- Major employers
 - ✓ Anheuser-Busch
 - ✓ Georgia-Power
 - ✓ Shaw Industries
 - ✓ Komatsu
 - ✓ Toya Tire
 - ✓ Gerdeau Ameristeel
- Major attractions
 - ✓ LakePoint Sports — one the world's largest sports destinations with 1,300 acres of indoor & outdoor facilities for baseball, basketball, soccer, lacrosse, volleyball, fencing, more
 - ✓ Lake Alatoona
 - ✓ Tellus Science Museum — state's first digital planetarium
 - ✓ Booth Western Art Museum — state's second largest art museum
 - ✓ Etowah Indian Mounds
 - ✓ Barnsley Gardens — golf course & wedding venue
- Major medical facilities — Cartersville Medical Center & The Hope Center