

AuSable Valley Inn

Located in Mio, Michigan just a short distance north of the AuSable River and Access site, with frontage on the west side of State Highway M-33. This area has many attractions including, the AuSable River and Branches of the Big Creek, well known trout streams. Many inland lakes including the backwaters of the Mio Dam, with 3 access sites and 2 fishing piers. Thousands of acres of State and Federal Forest that attract hunters, hikers, skiers, canoeists, bird watchers, ORV and snowmobile enthusiasts year around. The village of Mio attracts visitors throughout the year with all of its natural surroundings. Ask anyone they have been to Mio at one time or another.

Building

Built in 2000

176 x 60 ft 10,560 Sq Ft Down

110 x 60 ft 6,600 Sq Ft Up

17,160 Sq Ft

Concrete Slab Foundations

6" well with water softening system

Septic System – south side of building

Vinyl siding with single roof

Room amenities

Color Cable TV / W HBO

In Room Phones and data ports

In Room hair dryers

Microwaves & Refrigerators

Each room has its own Heat & Air unit

Room Data

28 Rooms

18 Rooms with 2 Queen Sized Beds

2 Suites with 2 rooms – 2nd level

2 Jacuzzi rms with King size Beds

2 Handicap Rooms – 1st level

14 rooms up total and 14 down total

Lobby

23 x 29.5

Cathedral Ceiling

Office 10.5 x 10.5

Front Desk

Entrance to Pool area

Conference Room

13.5 x 20 – second floor

Holds about 20 People

Mechanical Room

13.5 x 21

Natural Gas Hot water Heat

Pool Room

41.5 x 60

Laundry

15.5 x 25

Pool 22 x 34 748 Sq ft

22,000 Gallon – Heated

3ft on Shallow end

5ft on Deep end

Parking

Paved front parking 28 cars

West side parking for staff

Hot Tub 12 x 8 96 Sq Ft

2,000 Gallon 3 ft deep

Large outside Deck

Campfire pit and Grill for guests

Men's & Ladies bathrooms in pool area

Pool Equipment Rm 13.5 x 21

795 ft of M-33 Frontage

Building was built to the specifications for a Days Inn, Best Western or Holiday Inn Franchise
Blueprints and Ground Drawings available

Occupancy Rates Available

Financial Data Available upon request from qualified buyers

Price includes Real Estate, Business, Inventory, Fixtures, Equipment and Signs



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