



**Stillwater Companies Realty, LLC, Licensed Realty Brokerage**  
**Stillwater Companies Construction, LLC – License # CGC 1510357**

*Your Full Service Real Estate Solutions Provider*  
*www.stillwatercompanies.com*

**Microtel Inn & Suites by Wyndham , 4056 Tamiami Trail, Port Charlotte Florida 33952**



### Property Information

- 86 rooms & suites
- Sales Price: \$3,500,000
- Outdoor pool & fitness center
- Eco-Friendly Green Hotel
- Boat Hookups (water & electric)
- Meeting Rooms & guest laundry

Demographics	Charlotte County
Population 2012	162,449
Med H H Income	\$45,112
Households	71,059
Employees	36,934
SOURCE	Census.gov

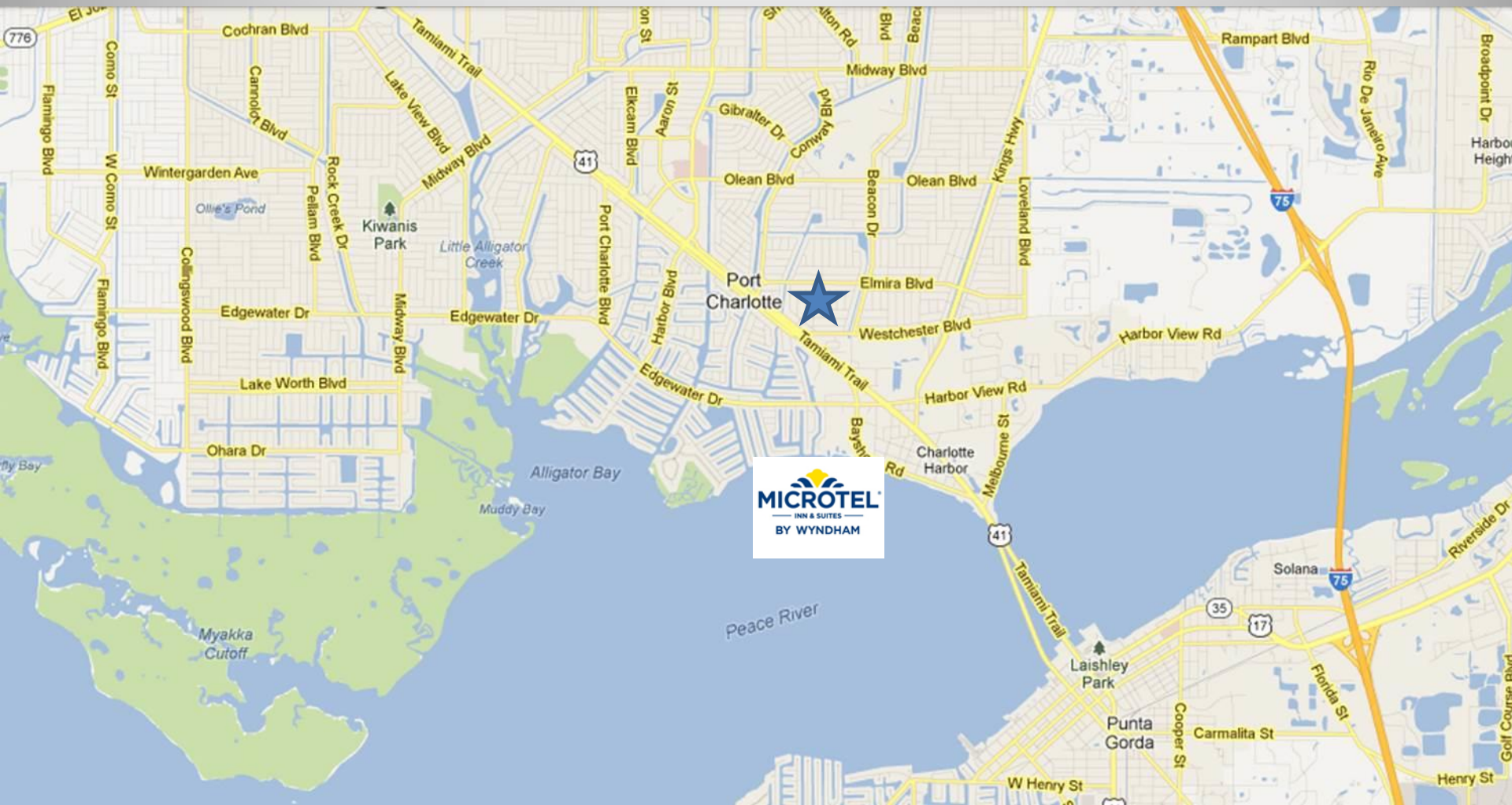
**For More Information Contact:**  
**Chris Vick - 239-240-7207**  
**Jerome Stewart – Managing Broker**  
**chris@stillwatercompanies.com**



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### **Additional Property Information**

- Partial Legal: Port Charlotte, Section 9, Block 485, Lots 7, 8, 9, 11, 12, 13, 14, of the Public Records of Charlotte County, Florida. Section 23, Township 40, range 22.
- The site is rectangular in shape, with the exception of lot 9, which is a larger corner lot. The property combined contains 77,634 +/- square feet of gross land, with a 35,139 square foot facility completed in 2008, per county records. Tax account # 402223380008. Village Grove, LLC owns the Land and Village Port, LLC is licensed by the State of Florida # HOT1801524. This is a pre-negotiated short sale.
- 2012 TL Room Rev \$770K (Increase of 12% over 2011)  
TL Rev \$872K ~ ADR \$58.09 ~ REVPAR \$24.74 ~ YTD 3/26  
Occupancy 62.4% ~ ADR \$62.76 ~ REVPAR \$39.16
- Located within 2 miles of the convention center, riverfront parks, marinas & boat ramps with Gulf of Mexico access; 5 miles to the Tampa Bay Rays spring training facility; 2 miles to the Peace River Regional Medical Center, St Joseph's Hospital & Fawcett Memorial Hospital.
- All rooms have the Microtel Bedding Package and 32" flat panel TV's. The hotel has interior corridors, Elevator, ADA compliant, Continental breakfast Facilities and more.





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