

Investment/Redevelopment Motel For Sale

2149 GILL ROAD, PORT CLINTON, OHIO 43452



Overview

Located in the heart of Northern Ohio's "Shores and Islands" tourism corridor, this 36-unit motel with established operations presents a compelling investment or redevelopment opportunity. Boasting strong visibility from key state routes and generous frontage, the site benefits from both accessibility and exposure. Structurally sound and outfitted with essential utilities and security systems, the property invites both immediate income generation and long-term value strategies. Whether continuing as a hospitality venue or redeveloping into a luxury hotel with waterfront views from the upper floors, the potential is substantial—perfect for owner-users, investors, or developers.

Call Cole to learn more (216) 302-4338

Highlights

- Fully operational 36-unit motel with outdoor pool, situated on approximately 4.5 acres, offering immediate income.
- Zoned Commercial for hotels & cabins, offering diverse future use—conversion, redevelopment, or continued hospitality operation.
- Exceptional 360' of road frontage along SR 2 and SR 53 for branding and signage exposure.
- Built in 1989, featuring infrastructure including public water, sewer septic (sanitary at neighboring parcel), electric (including 220 V in laundry), forced-air heating, and surveillance system.

Property Details

 **Sales Price**
\$1,700,000
\$1,300,000

 **Building Size**
12,740 SF

 **Lot Size**
4.53 Acres

 **Zoning**
Commercial

Rev: September 30, 2025



Investment/Redevelopment Motel For Sale

2149 GILL ROAD, PORT CLINTON, OHIO 43452



Rev: September 30, 2025



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Cole Kroneker
C: 216.302.4338
O: 330.940.9360
CKroneker@HoffLeigh.com



Investment/Redevelopment Motel For Sale

2149 GILL ROAD, PORT CLINTON, OHIO 43452



Rev: September 30, 2025



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Cole Kroneker
C: 216.302.4338
O: 330.940.9360
CKroneker@HoffLeigh.com

Investment/Redevelopment Motel For Sale

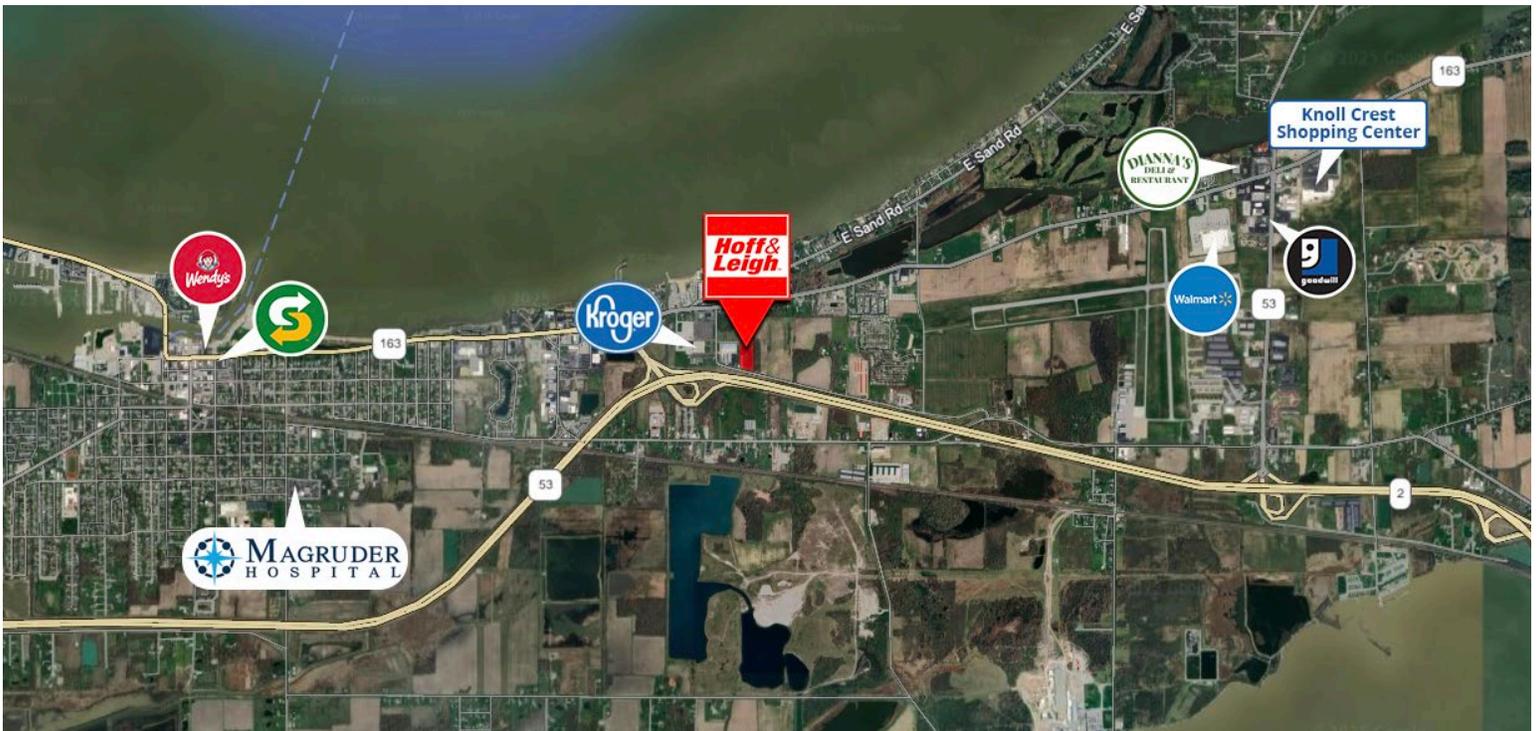
2149 GILL ROAD, PORT CLINTON, OHIO 43452



Rev: September 30, 2025

Investment/Redevelopment Motel For Sale

2149 GILL ROAD, PORT CLINTON, OHIO 43452



Rev: September 30, 2025