



SHAWN GILLISPIE, BROKER  
 6107 S. COULTER, STE. 300  
 AMARILLO, TEXAS 79119  
 PH: 806-553-6165  
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# FOR SALE

## THE AMBASSADOR INN – GUYMON, OKLAHOMA

# \$1,400,000



### PROPERTY INFORMATION

ADDRESS: 1909 US-64  
 YEAR BUILT: 1977  
 NO. ROOMS: 70  
 NO. STORIES: 2  
 CORRIDOR: Exterior  
 LOT SIZE: 2.71 acres  
 or 118,102 SF  
 BLDG SIZE: Hotel - 13,894 SF  
 Restaurant/Lobby - 11,954  
 Basement - 3,000 SF

### ADDITIONAL FEATURES

- BASEMENT
- RESTAURANT
- CONFERENCE ROOMS

### GROSS INCOME

AVG DAILY RATE: 44.00

GROSS REV: Hotel 3 Year Avg - \$230,824\*

\*Restaurant and lounge are leased; lease income not included.



### THE CITY OF GUYMON

• Population of 11,442 in 2010, Guymon has a strong oil and gas industry presence with Mobile Oil and Phillips Petroleum as employers along with Seaboard Farms, Hitch Enterprises and Memorial Hospital. Guymon, OK, is Texas Co. county seat.

### SURROUNDING BUSINESSES

- Wal Mart
- Tractor Supply
- Hibbitt Sports
- Anchor D Bank
- Stage
- McDonalds
- Braums
- Sonic