

## 134 ROOM VALLEY WEST INN ON 2.67± ACRES

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THURSDAY, MARCH 26 – 11 AM  
3535 Westown Parkway  
West Des Moines, Iowa



# REAL ESTATE AUCTION



**BROKER PARTICIPATION:** Broker Participation is welcome, but not required. A 1% Commission will be paid to the licensed broker who, 1 hour prior to the start of the auction, registers the bidder who pays for and settles for the real estate. A broker buying on his behalf, or on behalf of any business entity in which he holds an interest, is not entitled to a commission.

**REAL ESTATE TERMS:** 7% Buyer Premium. \$100,000 Certified Deposit due on day of sale, with a deposit equal to 10% due within 2 business days, and balance due at closing within 30 days. Real Estate selling Subject to Owner Confirmation. Attorney Robert Douglas, Davis Brown Law Firm, 515-246-7978, is coordinating the closing. Real Estate is selling AS-IS, WHERE IS WITH NO WARRANTIES OR GUARANTIES EXPRESSED OR IMPLIED. See Bidder Kit for complete terms. In all transactions, auctioneer is acting as an Agent for the Seller. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement made at the auction takes precedence over any material published about this event.

# AUCTION

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**High Gross! • High Traffic Location! • Auction will be held On-Site!**



**THURSDAY, MARCH 26 – 11:00 AM**

## **134 ROOM VALLEY WEST INN**

**ON 2.67± ACRES**

**OPERATING HOTEL IN EXCELLENT CONDITION**

**3535 Westown Parkway, West Des Moines, Iowa 50266**



### **Full Service Hotel**

**84,430 Sq. Ft. 3-Story Building**

**HIGH GROSS REVENUES!**



**111 Queen-Queen Rooms • 7 Queen Rooms  
13 King Rooms • 3 – 1 Bedroom Parlor Suites**

**Interior Corridors**

**1 Large Meeting Room • 3 Board Rooms  
Indoor Pool • Exercise Room • Business Center  
Guest Laundry • In-house Laundry**



**2-10 passenger vans • 1-20 passenger bus  
1 maintenance van**



**Fireside Lounge (49 seat capacity)  
West End Diner (75 seat capacity)**



**Turn Key Investment!!**



**LOCATION:** The hotel is conveniently located off of Interstate 235 just east of the Interstate 35/80 exchange. The hotel is near Valley West Mall.

**INSPECTIONS:** Thursday, March 12, Friday, March 13, and Wednesday, March 25, 10:00 AM – 3:00 PM. Other times by Appointment.

**Financials  
Available  
Upon  
Request!**

**TAKE VIRTUAL TOUR AT [MAASCOMPANIES.COM](http://MAASCOMPANIES.COM)  
REQUEST BIDDER KIT FOR COMPLETE TERMS AND DETAILS!**

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**AUCTION DIVISION  
507.285.1444  
Rochester, Minnesota 55903**