



Cashmere Inn | 20-Room Motel | Leavenworth Corridor Lodging Investment
229 Cottage Avenue, Cashmere, WA 98815



Cashmere Inn | 20-Room Motel Leavenworth Corridor Lodging Investment

229 Cottage Avenue, Cashmere, WA 98815



Broker:

Lucas Roth

Hospitality Investment Specialist
(206) 280-2312 | lucas@lucasroth.com

TABLE OF CONTENTS

Offering Overview	3
Investment Highlights	4
Aerial	5
Property Metrics / Offering Summary	6
Income & Expenses	7
Site Plan	8
Demographics	9
Regional Map	10
City Overview	11
Contact	12



Offering Overview

The Cashmere Inn is a 20-room limited-service motel located at 229 Cottage Avenue, Cashmere, WA, in the heart of the Wenatchee Valley. Just off U.S. Highway 2, the property offers excellent visibility and accessibility to the steady flow of regional travelers, outdoor enthusiasts, and tourists heading between Seattle, Leavenworth, Wenatchee, and Lake Chelan. Its classic roadside layout with drive-up access provides guests with both convenience and value, while the small-town setting offers a quieter alternative to nearby tourist hubs.

The Inn sits only 12 miles from Leavenworth, one of Washington's premier destinations drawing more than 2 million visitors annually. By positioning itself just outside Leavenworth's crowded lodging market, Cashmere Inn is able to capture overflow demand from festivals, holiday events, and weekend tourism while maintaining affordable rates. At the same time, it benefits from Wenatchee's commercial base, agricultural industry, and annual events such as the Apple Blossom Festival, giving the property a diverse mix of leisure and business guests.

Operational improvements over the last year have nearly doubled NOI, demonstrating both the strength of the market and the efficiency of the current management model. With limited direct competition in Cashmere, steady occupancy levels, and the ability to grow revenue further through rate optimization, the Cashmere Inn is well-positioned as a stable, cash-flowing investment in a resilient Pacific Northwest tourism corridor.

Property Details:



Parcel No. (APN)
23-20-19-835-050



Year Built
1956



Lot Size
**±0.28 Acres
(12,197 SF)**



Investment Highlights

- **Prime Tourist Corridor Location** – Positioned along U.S. Highway 2 between Leavenworth and Wenatchee, capturing traffic from over 2 million annual visitors to the region.
- **Proximity to Leavenworth** – Just 12 miles from Washington's premier Bavarian-themed destination, benefiting from consistent overflow lodging demand.
- **Demonstrated Cash Flow Growth** – Net Operating Income nearly doubled from 2023 to 2024 through improved operations and cost efficiency.
- **Limited Competition** – One of the only motel lodging options in Cashmere, providing pricing power and reliable occupancy.
- **Year-Round Demand Drivers** – Strong seasonal tourism and regional events including Oktoberfest, Christmas Lighting Festival, and the Apple Blossom Festival.
- **Classic Motel Layout** – 20 rooms in an efficient single-story, drive-up configuration with low overhead and easy operations.
- **Regional Economic Strength** – Wenatchee Valley anchored by agriculture, healthcare, and tourism, creating a resilient lodging market.
- **Highway Visibility & Access** – Immediate access from Highway 2 with frontage on Cottage Avenue and walkable proximity to Cashmere's downtown shops and attractions.





MOTEL FOR SALE

EST. 1954

CASHMERE INN

Image © 2025 Airbus



Operating Metrics

Occupancy	~60% Avg. (2023–2024)
ADR (Avg.)	\$112–\$122
RevPAR	\$70–\$75
Rooms	20

Property Details

Building Size	±5,000 SF (Est.)
Lot Size	±0.28 Acres (12,197 SF)
Year Built	1956



Offering Summary

Price	\$1,900,000
Cap Rate	8.4%
2024 NOI	\$159,000

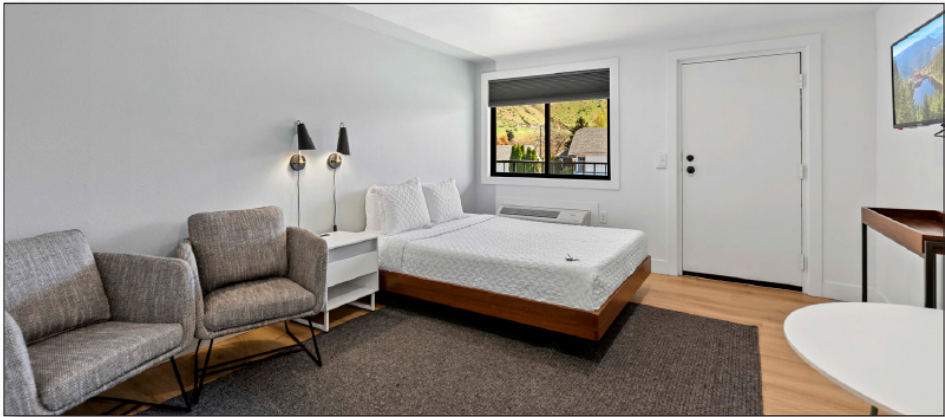


Income (2024)

Room Revenue	\$489,000
Other Income (Misc.)	\$1,000
TOTAL INCOME	\$490,000

Expenses (2024)

Payroll & Benefits	\$189,000
Utilities & Supplies	\$44,000
Repairs & Maintenance	\$18,000
Marketing/OTA Fees	\$45,000
Insurance & Taxes	\$25,000
Other Operating Exp.	\$10,000
TOTAL EXPENSES	\$331,000



Offering Summary

Price	\$1,900,000
Cap Rate	8.4%
2024 NOI	\$159,000

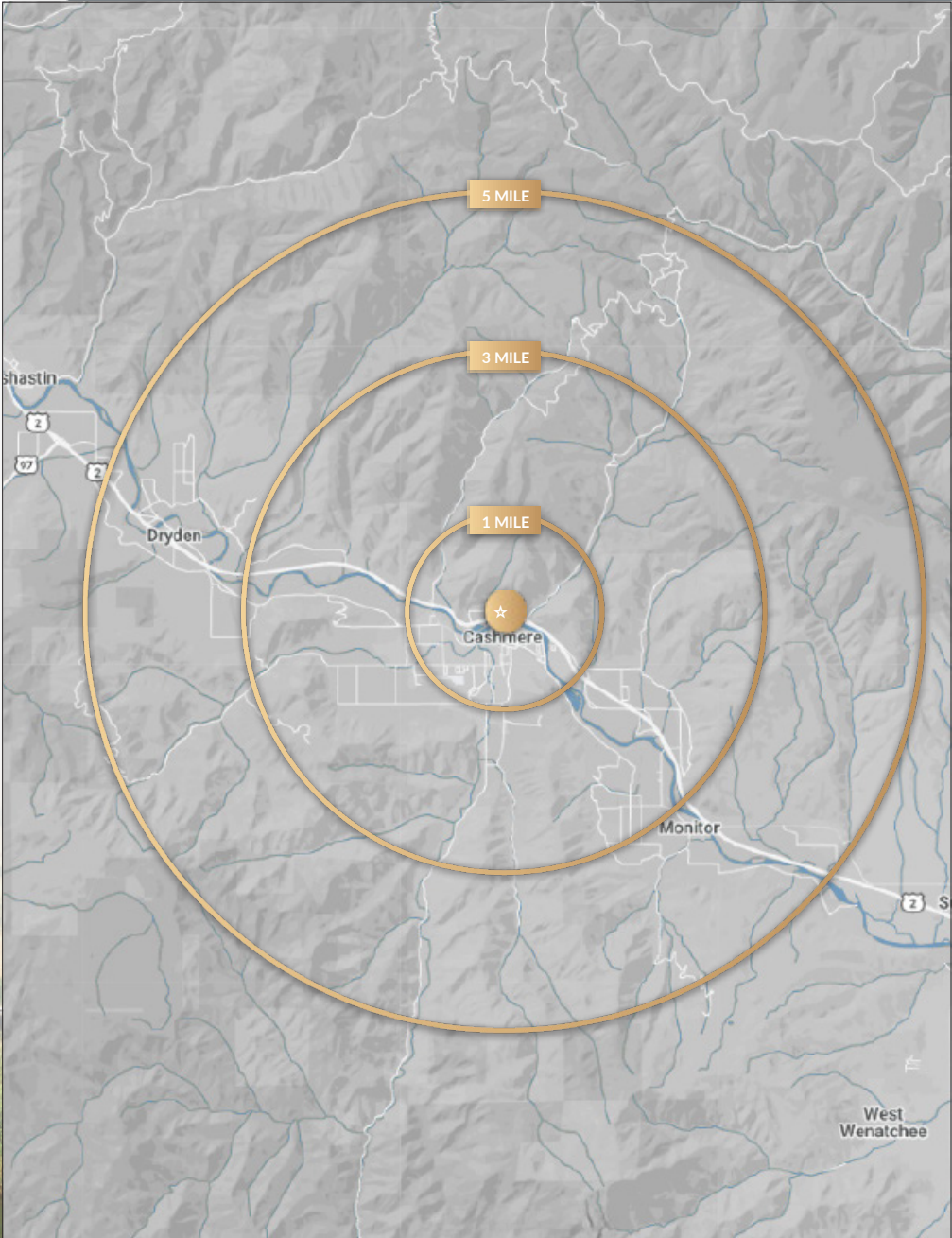


Site Plan



Demographic Snapshot

	CASHMERE CITY	5 MILE RADIUS
Population	~3,263 people	~6,927 people
Median Household Income	~\$63,825	~\$83,264
Number of Households	~1,149 households	~2,362 households





Cashmere, WA

Cashmere, Washington is a small but vibrant community in the heart of the Wenatchee Valley, known for its agricultural heritage, tourism appeal, and central location along U.S. Highway 2. With a population of just over 3,200, the city offers a quintessential small-town atmosphere while benefiting from proximity to Leavenworth, Wenatchee, and Lake Chelan. Its historic downtown, strong school system, and community-focused amenities make it an attractive place to live, while its location provides businesses with excellent access to regional transportation and markets.



Employer	Number of Employees	Description
Liberty Orchards	150+	Maker of Aplets & Cotlets fruit confections; a historic local man-ufacturer and tourist draw.
Cashmere School District	200+	Provides K–12 education with a reputation for academic and athletic excellence.
Crunch Pak	900+	Major Wenatchee Valley em-ployer producing sliced apples and fresh fruit products distribut-ed nationwide.
Stemilt Growers	1,500+	One of the region’s largest fruit producers, packers, and distributors, headquartered in Wenatchee.
Central Washington Hospital	2,000+	Regional medical center in Wenatchee, serving as the primary healthcare provider for Chelan and Douglas Counties.
Chelan County Government	500+	County offices, courts, and public services headquarterd in Wenatchee, providing government and administrative jobs.

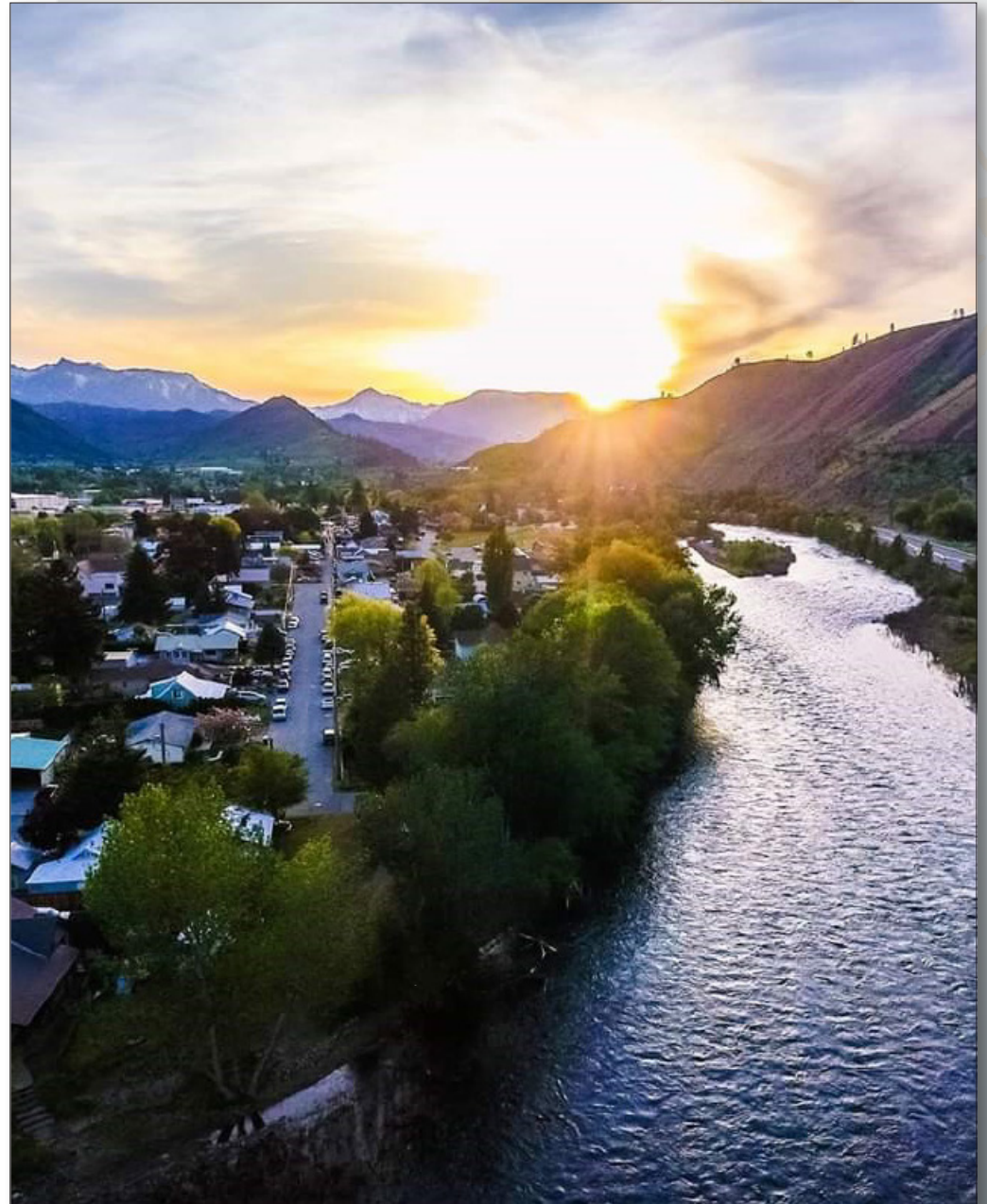


Cashmere, WA

The city's economy is supported by a mix of agriculture, food manufacturing, tourism, and small-scale industry. Orchards producing apples, pears, and cherries remain the backbone of the local economy, complemented by Liberty Orchards (makers of Aplets & Cotlets) and a cluster of small manufacturers and warehouses. At the same time, Cashmere serves as a base for outdoor enthusiasts, antique shoppers, and wine tourists, drawing steady visitor traffic. Nearby Wenatchee (10 minutes east) anchors the region with healthcare, retail, and government jobs, while Leavenworth (15 minutes west) provides consistent tourism inflows. Together, these forces make Cashmere a stable and diversified market with opportunities for continued growth.

Key Features

- Population of ~3,200 with strong community identity and high quality of life.
- Strategic location on U.S. Highway 2, connecting Seattle to Spokane and serving as a gateway to Leavenworth and Lake Chelan.
- Agricultural hub producing apples, pears, and cherries, with national distribution networks.
- Tourism inflows from antique shopping, wineries, Liberty Orchards tours, and outdoor recreation.
- Proximity to Wenatchee for healthcare, retail, and government jobs, ensuring regional economic stability.



Cashmere Inn | 20-Room Motel | Leavenworth Corridor Lodging Investment

229 Cottage Avenue, Cashmere, WA 98815

EST. 1954

CASHMERE INN



Broker:

Lucas Roth

Hospitality Investment Specialist
(206) 280-2312 | lucas@lucasroth.com



This Offering Memorandum contains select information pertaining to the business and affairs of the subject property for sale. It has been prepared by the Broker solely for the purpose of providing a review by prospective purchasers. It is not intended to be all-inclusive or to contain all information a buyer may require.

The information contained herein has been obtained from sources believed to be reliable; however, neither the Owner nor the Broker makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. All projections, assumptions, and estimates are for example only, and actual results may vary. Prospective purchasers should conduct their own independent investigation, due diligence, and verification of the information contained in this Offering Memorandum.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all offers to purchase the property and to terminate discussions with any party at any time without notice. This Offering Memorandum shall not be deemed to represent the state of affairs of the property or constitute an indication that there has been no change in the business or affairs of the property since the date of its preparation.