

Wonderful Historic Bed and Breakfast

Location: New York State Finger Lakes Wine Country
Reference ID: BB06H02

Financial Information:

Asking: \$588,000

Included in Asking Price

Furniture, Fixtures & Equipment: \$68,000

Gross: On application

Cash Flow: On application

Summary Description

This is a wonderful lifestyle business located in the heart of the Finger Lakes in upstate New York. This historic early 1800's country estate has just completed an expansion that adds a number of additional suites and associated amenities. The main building includes a large dining room and porch that offers various dining options for both tourists and locals as well. An additional source of revenue comes from an in house retail shop.

Part of a recent expansion includes a spacious new kitchen in what could be the private residence area for the owner. This residential space is adjacent to a couple of guest suites and can be added to the offerings for guest lodging during peak season, if so desired by the new owner.

General Information

Facilities: Ideally positioned in a small town within a half hours drive of four major universities/colleges, several picturesque lakes and three distinct wine trails (featuring over 70 different wineries), this property offers a wonderful escape for both the owners and their guests. Each of the 11 guest rooms/suites is unique and beautifully furnished. The property has its own outdoor swimming pool and hot tub. Guests are also provided a temporary membership at a fully equipped fitness center just three blocks away. It has easy access to several cities, an interstate highway and several regional and/or international airports.

Competition: The business enjoys a high occupancy rate with very limited competition in the area.

Growth and Expansion: As mentioned, this property has just completed a significant expansion in the two main dwellings. There is a third building on the property that is currently used for storage.

Support/Training: The Seller is willing to remain after the sale as a paid consultant for a period of time sufficient to ensure a smooth transition for the new owner.

Contact Information

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