

**ESCAPE
INN**



1237 Route 28, South Yarmouth, MA 02664

**19 rooms + Cottage (optional) – 1.2 acres –
includes 18K sqf Residential Development plot -
\$590K gross seasonal sales**





Welcome to The Escape Inn, a beautifully maintained 19-room hotel located at 1237 Route 28, South Yarmouth, MA, in the heart of Cape Cod. This property offers an excellent investment opportunity with its prime location on a high-traffic route, attracting a steady stream of tourists and visitors year-round. The hotel features two spacious junior suites with two queen beds and seating areas, 11 king rooms, and 6 queen rooms, each equipped with private bathrooms, refrigerators, TVs, heat pump/AC units, coffee makers, and beach-themed decor. Additional amenities include a well-maintained swimming pool, beautifully landscaped grounds, a welcoming lobby/breakfast area, and a dedicated owner's apartment.

The Escape Inn has demonstrated strong financial performance, with gross sales averaging \$590K for both 2022 and 2023, achieved by operating only six months per year. There is potential for additional revenue by extending the operating season. The property also includes a charming cottage available for purchase for \$420K, which has been part of the hotel's inventory and generated approximately \$40,000 per season, contributing to the overall revenue.

An added asset is a 18,000 sq. ft. plot of land, zoned residential, attached to the hotel. This plot offers a development opportunity to build a single-family home, adding further value to the property.

This turnkey property is ideal for investors looking to capitalize on Cape Cod's thriving hospitality market. With its solid reputation, excellent condition, and multiple revenue opportunities, The Escape Inn is ready for new ownership to continue its success and expand its potential. Don't miss this rare opportunity!

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