

MLS #: C26041558A (Active)
List Price: \$2,399,000
40 Chatuge Lane Hayesville, NC 28904



Type of Property: Hotel/Motel, Mobile Home Park	Area: Clay County
Parking: Off Street, Parking Lot, Paved Driveway	Subdivision: NA
Restrooms: 24	Township: OTHER
Location: Corner Lot, County	Miles Out:
Apx SqFt: Office Under 10000 SqFt	Elevation Range:
Business Name: Deerfield Inn	Zoning: commercial
	Elementary School:
	Middle School:
	High School:
	State Road:
	County: Clay

Parcel Size: 5.3900	Apx Acreage Range: 5-6.99	Apx Elevation: 0
Easements/Restrictions: NA	Designated Flood Hazard: No	Oil Tank: No
Deed Book: 4	Deed Page: 5/472	Parcel ID: 557004725821
City Tax: 0.00	County Tax: 4911.07	Special Assessment: No
Road Maintenance Dues:		
Loading:	Highways:	Access: State Highway, Private Road, Paved Road
Building Size: 8793 +/-	Building 2: 3/2 Mobile	
Building 3: 2/1 Mobile	Building 4: NA	
# Buildings: 7	# Rooms: 22	# Units:
Efficncy: 1/1	1 Bdrm:	2 Bdrm:
TtlSqFt: 8721	SFFn/A: 8,721	SFBsmFn: 0
		SFBsmUnf: 0
		BsmtHtdSF: 0
# Stories: One	Utilities: Electricity Available, Propane, Well, Sewer Available, Phone Available	
Construction: Concrete, Masonry	TV/Internet: DSL, Satellite TV	
Roof System: Composition, Shingle	Floors: Carpet, Ceramic, Luxury Vinyl Plank	
Heating System: Electric Heat Pump, Electric Baseboard, Wall Heater	Miscellaneous: Security System, Restroom-Public, Restroom-Private, Inside Storage, Outside Storage, Furniture Fixed Inventory, Office Equipment, Carpeting Included, Smoke Detectors, Handicapped	
Air Conditioning: Wall Units, Ceiling Fan(s)	Topography/Waterfront: Exceptional View, Gently Rolling, Lake Access, Lake View, Open, Partially Wooded, Sloping	
	Sale Includes: Business, Building & Land, Inventory	

Remarks: Unrestricted 5.39 Acres Overlooking Lake Chatuge – Income-Producing Gem! Endless potential and breathtaking views await! Perched above beautiful Lake Chatuge with stunning mountain vistas, this 5.39-acre unrestricted property offers lake access and a rare investment opportunity. Whether you're expanding a hospitality portfolio or launching your next venture, the options here are wide open.The property features a well-maintained 20-room motel, all recently renovated and tastefully decorated. Accommodations include:3 rooms with King beds 17 rooms with two Queen beds which 3 rooms are pet-friendly. with stylish luxury vinyl flooring. A spacious 1 bed / 1 bath apartment ideal for on-site management or additional rental income. Each room is thoughtfully appointed with updated bathrooms, new flooring, a desk, microwave, coffee maker, and sofa—perfect for a comfortable guest stay.But that’s not all—two mobile homes on-site generate \$1,600/month in rental income, and the expansive grounds offer plenty of space to add more tiny homes or mobile units for additional revenue streams. This is once in a life time opportunity in one of the most scenic locations in the region.

Directions: From Franklin take Hwy 64 West for 30 miles and the motel is on the right on a knoll at Chatuge Lane. From Hayesvilles intersection of Hwy 64 and Hwy 69 travel east for 3.7 miles and the motel is on the left.

Information Herein Deemed Reliable but Not Guaranteed

