



1440 Crosstown Highway Lakewood, Pennsylvania

Investment Property Offered For Sale:
Turn-key hospitality/recreational facility.

Tavern/lodge, multi-family, recreational rental/workshop and
vrbo/owners lodge on 15 acre campus.

Located in recreational region of northeastern Pennsylvania.

Offering Memorandum
Presented by

Hinerfeld
COMMERCIAL REAL ESTATE

Shannon Trivett, CPM®, ACoM®, BOMA |
570-207-4100 ext 207 | 570-840-9887 |

Hinerfeld Commercial Real Estate
strivett@hinerfeldcommercial.com

The Offering

Hinerfeld Commercial Real Estate is pleased to announce the offering for sale of 1440 Crosstown Hwy, Lakewood,, Pennsylvania. This unique multi-building portfolio presents an exceptional opportunity to acquire a diversified lodging and recreation compound ideal for investment, hospitality, or private retreat use. The offering includes a newly constructed two-bedroom, two-bathroom vacation cabin, a large garage and powersports facility, a duplex with proven rental income, and a fully equipped main lodge with bar, dining, and accommodations—all thoughtfully designed and maintained to modern standards.

Together, these properties form a cohesive, well-maintained hospitality and recreation portfolio with strong upside potential for continued lodging, event hosting, or expanded rental operations. Full improvement history and site plans are available for qualified buyers.





LAKWOOD LODGE & RESTAURANT

The centerpiece lodge encompasses roughly 8,050 square feet across three stories and serves as both a hospitality hub and event venue. The main level includes a 15-seat bar with a circular return and historic backbar, a four-tap system, new ADA restrooms, and interior dining space for approximately 70 guests. Outdoor amenities include outdoor dining pavilion, patio area, and recreational features such as cornhole. Infrastructure highlights include dual water heaters (installed 2020 and 2024), a new boiler (fall 2025), 400-amp service, a 12'x13' walk-in cooler, second-floor laundry facilities, and a 70 KW Generac backup generator. Guest accommodations feature multiple hotel-style units, including pet-friendly rooms with exterior access and a mix of suites and single rooms with private baths.



Lodge Vitals

- Historic railroad inn, open since 1946
- Three stories 8,050± SF
- 15± seat bar with circular return, historic wooden backbar
- Four head tap system
- New ADA compliant public Men's and Ladies rooms
- Indoor table seating for 70±
- Outdoor dining pavilion with recreation patio with picnic tables, cornhole, and campfire pit.
- Flat rubber roof over main bldg. Metal over single story addition
- Two water heaters 2024 & 2020
- 12' x 13' walk in cooler
- Dual 200 amp electrical service
- New LP steam boiler fall 2025
- Second floor laundry room with 2 washers and 2 dryers.
- 70 KW Generac Backup generator.
- ATV and snowmobile trailer parking lot.
- 12 Single rooms with 11 bathrooms in the main lodge.
- Property Improvement Plan and history available for review to qualified buyers.





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Vacation Cabin

The vacation cabin is a recently built two-bedroom, two-bath home featuring a walkout basement, forced hot air propane heating with central air conditioning, and dedicated well and septic (sand mound) systems. The property is supported by 200-amp electrical service with a whole-house surge protector, offering comfort, reliability, and year-round functionality in a scenic setting.

- Two bedroom, two bathroom
- New construction 2023
- Walkout basement
- Forced hot air, propane fired / AC
- 200 amp electrical service
- Whole house surge protector
- Dedicated well/sand mound





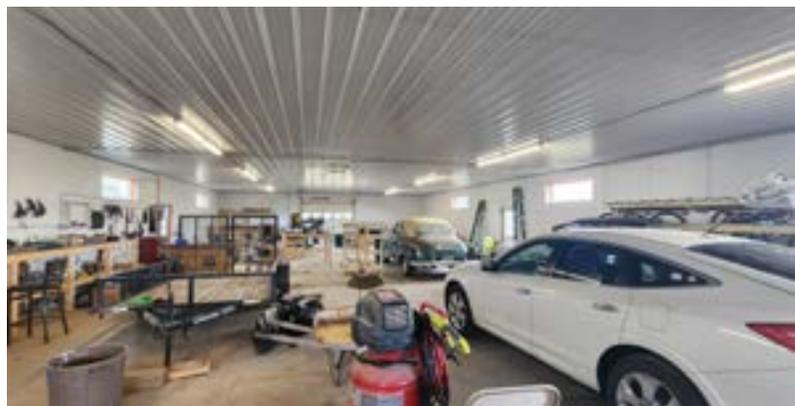
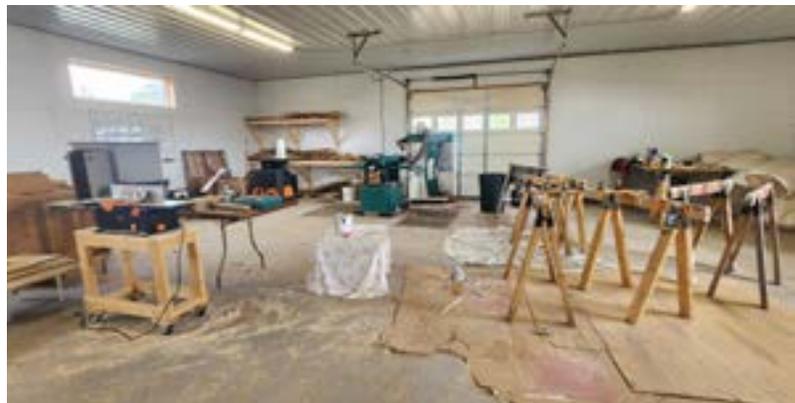
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Retail Powersports Workshop

The garage/woodshop/powersports venue spans approximately 3,750 square feet on a concrete slab, featuring three overhead doors (two front, one rear), three man doors, 150-amp electrical service, and full insulation with finished plywood walls and a metal ceiling. Originally constructed to support powersport and side-by-side rentals, the building is ideal for commercial use, equipment storage, or workshop operations.

- 3,750± SF Garage on concrete slab
- Three 8' w x 9' t overhead doors
- Two on the front, one in the rear
- Three man doors
- 150 amp power
- Fully insulated, plywood walls, metal ceiling.
- Constructed to specs for powersport / SxS rentals.



Multi Family Duplex

A separate duplex provides dual rental income streams, with a one-bedroom ground-floor unit used for short-term stays and a two-bedroom second-floor apartment leased on a month-to-month basis. This structure offers immediate income potential and flexibility for future use or expansion.





Wayne County, Pennsylvania

Where the Wild and Wonderful Meet

Nestled in the scenic Northern Pocono Mountains, Wayne County, Pennsylvania is an outdoor lover's paradise—where rolling forests, sparkling lakes, and winding trails invite you to explore in every season. Whether you're seeking adventure, relaxation, or a little of both, Wayne County offers endless ways to reconnect with nature and make memories that last.

Hiking & Biking

Traverse hundreds of miles of scenic trails—from the D&H Rail-Trail, a 38-mile multi-use trail stretching from Simpson to the New York border, to countless routes through Prompton State Park and Lacawac Sanctuary. Cyclists and hikers alike can enjoy breathtaking overlooks, shaded forests, and quiet paths winding through charming small towns.



Lakes & Waterways

Wayne County is home to pristine lakes and rivers perfect for boating, kayaking, and fishing. Spend a day on Lake Wallenpaupack, one of Pennsylvania's largest lakes, or paddle the peaceful Delaware River, where you can spot bald eagles soaring overhead. Anglers will find abundant trout streams, while swimmers and sun-seekers can enjoy crystal-clear waters surrounded by mountain views.

Winter Fun

When the snow falls, the adventure continues. Wayne County transforms into a winter playground for snowmobiling, ice fishing, and cross-country skiing. Local trail systems, like those maintained by the NEP Sno and ATV Trails network, offers over 200 miles of groomed paths through forests and farmlands.



Powersports & Off-Road Exploration

ATV and off-road enthusiasts will find plenty of open space to roam. Local clubs and trail systems provide safe, scenic riding for all skill levels—offering access to wooded terrain, rolling fields, and breathtaking ridgelines that showcase Wayne County’s rugged beauty.

Nature, Relaxation, and Small-Town Charm

After a day outdoors, unwind in one of Wayne County’s vibrant small towns, filled with farm-to-table restaurants, historic architecture, and welcoming local shops. Whether you’re sipping coffee in Honesdale, exploring art galleries in Hawley, or attending a community fair or festival, you’ll find that the warmth of the people is every bit as inviting as the scenery.



Elk Mountain

Elk Mountain Ski Resort has long been recognized as one of the Mid-Atlantic's most respected ski destinations. Renowned for its steep terrain, natural snowfall, and classic alpine experience, the resort attracts a loyal base of skiers and snowboarders from across Pennsylvania, New York, and New Jersey each winter.

With over 1,000 feet of vertical drop and some of the most challenging terrain in the region, Elk Mountain has cultivated a reputation as a destination ski area rather than a day hill, drawing consistent seasonal traffic from major metropolitan markets including Philadelphia, New York City, and Scranton. This steady visitor base supports a robust regional economy of vacation homes, lodging properties, restaurants, and outdoor recreation businesses.

Within this environment, Elk Mountain serves as a powerful tourism anchor—generating reliable seasonal demand while contributing to a broader four-season recreation market. The result is a region well positioned for hospitality ventures, vacation rental operations, and recreation-oriented real estate investment.



Delaware County, New York

Tourism, Recreation, and Quality of Life Driving Regional Demand

Positioned at the confluence of the East and West Branches of the Delaware River, Hancock serves as a gateway to one of the most sought-after outdoor recreation destinations in the Northeast. Located within the renowned Upper Delaware Scenic and Recreational River, the area attracts a steady flow of visitors drawn by world-class trout fishing, scenic landscapes, and year-round outdoor activities.

For generations, Hancock has been internationally recognized among anglers as a premier fly-fishing destination, supporting a strong ecosystem of guide services, outfitters, seasonal events, and hospitality businesses. This consistent tourism base drives demand for lodging, restaurants, vacation rentals, and recreational services throughout the region.

Beyond fishing, the surrounding Catskill foothills provide extensive opportunities for hiking, paddling, hunting, snowmobiling,

and ATV recreation. These outdoor assets create a four-season tourism market supported by both regional visitors and second-home owners seeking an authentic outdoor lifestyle.

