



MLS#: **B1634044** **Commercial/Industrial**  
**5107 Langford Rd**  
 County: **Erie** Zip: **14111**  
 Town/City: **North Collins** Pstl City: **Eden**  
 Area #: **North Collins-145889**

List Price: **A-Active \$1,250,000**  
 Acres: **1.20**  
 Cross St: **New Oregon**  
 Lot Front: **164**  
 Lot Depth: **283**  
 Lot Shape: **Irregular**  
 Lot #: **31**  
 Gr SqFt: **9,000**  
 Trans Type: **Sell**  
 Year Built: **1858**  
 Yr Blt Desc: **Existing**  
 # Photo: **50**

Subdivision: **Holland Land Company's Su**  
 TxMap#: **145889-272-000-0002-031-200**  
 Addl TxMap#:   
 City Nghbrhd: **North Collins**  
 School Dist: **North Collins**  
 High School:   
 Middle School:   
 Elem School:   
 # Photo: **50**

## General Information

Category: **Business Opportunity**  
 Sale Incl: **Equipment, Inventory, Land, Building and Business**  
 Type Bldg: **Business Services, Hotel / Motel, Religious, Residential**  
 Bus Name: **Marienthal**  
 Bus Type: **Inn, Airbnb, Event Venue**  
 Elec Svc:   
 Prop Use:   
 Location: **Corner, Freestanding**  
 Floor: **Carpet, Hardwood-Some, Linoleum/Vinyl**  
 Parking: **10/Dirt / Stone, On Site**  
 Zoning: **Hotell**  
 Water Related Features:

Tot Units:   
 # Stories: **2.0**  
 # Bldgs: **3**  
 Franchise: **No**  
 Avail Prkg: **10**  
 Mx Ceil Hgt:   
 Mx OH Dr:   
 On Wtrfrt: **No**  
 Name:   
 Basement: **Full, Rental, Storage**  
 Loading:

Office SqFt:   
 Manuf SqFt:   
 Res SqFt:   
 Retail SqFt:   
 Leased SqFt:   
 Whrse SqFt:   
 Vacant SqFt:

Public Remarks: **The options are endless for the most fickle visionary! Turn key business (Marienthal Country Inn) and 4 structures to include gorgeous event center (church), single family house (Airbnb or group rental), Airbnb two family house (bed & breakfast), and garage. The buildings and mechanical systems (from electric, to septic) have all been modernized since 2007. Large commercial kitchen in the main event center and cafe. Lovely outdoor patio area with fireplace. Two out door pergolas. Square footage includes 3 operating buildings: Event Center (old church 3500sq ft) w/commercial kitchen, cafe, upper relaxation room and 2 B&B's; the brick group rental bldg (3,000 sq ft) has 5 bedrooms/3 baths/lounge area with each bedroom having sinks. The other B&B has 2,500 sq ft of space with an apartment (1 bedroom, 1&1/2 bath) and 3 B&B room rentals (3 bedrooms/3 baths) with its own separate entrance. Events have included weddings, bridal and baby showers, corporate retreats, Bills parties, pop-up dinners, scrapbook events, weekend getaways, and more. This sale includes all chattels, furniture, art, fixtures and equipment to operate the business. Gross business revenue could exceed \$225k yearly or more while boasting a 15% CAP rate. Must sign an NDA to review a comprehensive data link with financials. Also listed as multi-family Airbnb B1634191.**

Unbranded VT:  
 Aerial Drone Video:  
 Virtual Tour 3D:

Directions:

## Lease Information

## Utilities Information

HVAC Type: **AC-Unit, Forced Air, Multi-Zone, Radiant**  
 HVAC Fuel: **Oil, Propane**  
 Electric: **Connected**  
 Energy Eqpt: **None**  
 Type of Well: **Other**  
 Grn Bld Vr Type:   
 Grn Indoor Air Q:   
 Grn Water Cnsrv:

Sewer/Water: **Septic System, Well / Cistern**  
 Boiler Type:   
 Insulation: **Unknown**  
 Septic Location:   
 Well Location: **Cistern in Basement**

## Additional Information

Living Qtrrs: **Yes/Apartment, Other - See Remarks**  
 Available Docs: **Aerials, Equipment List, Operating Statements, Survey**  
 Bldg Misc: **Carpet, Extra Building, Furniture/Equipment**

Public Trans:   
 Total # Residential Units:   
 Studio:   
 1 Bed:   
 2 Bed:   
 3 Bed:   
 Docks:   
 Rooms:   
 Trk Bays:   
 Employees:   
 Yrs Estb:   
 Seat Cap:   
 Constr Mtrls: **Block, Brick, Frame**  
 Roof: **Asphalt, Metal**  
 Accessibility:   
 Seller Desires:

## Financial Information

Possible Fin: **Cash, Commercial Loan**  
 1st Mtg Bal: **\$0**  
 Type of Sale: **Normal**  
 Equity: **\$1,250,000**  
 Town/Cnty Tax: **\$2,684**

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Matrix


2nd Mrt Bal:	\$0	Tax Info:	City/Vil Tax:	\$0
Assess Val:	\$185,000		School Tax:	\$4,277
Gross Annl Inc:		Annl Spc Assess:	Total Taxes:	\$6,961
Annl Op Exp:		Net Op Income:		
Inc/Exp Info:	May Show Books, Provided By Owner, Tax Return			
Op Exp Incl:	Accounting/Legal, Electric, Gas/Oil, Insurance, Repairs/Maintenance, Supplies, Utilities, Water			
Closed Date:		Sale Price:	DOM:	10
			MLS#:	B1634044

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Nichol City Realty



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