



We Are Inn

1535 Port Matilda Hwy, Philipsburg, PA 16866

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Broker of Record
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We Are Inn

\$1,750,000

The We Are Inn is Philipsburg's go-to Penn State alumni destination, conveniently located across from Cold Stream Dam and Park. This lively hot spot offers 16 spacious motel rooms, each outfitted with a plush king-size bed, private bath, mini refrigerator, cable TV, WiFi,...

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- Updated 16 Room Motel with 2 full bars and 3 dining rooms and Outside dining.
- Penn State Alumni Hot Spot and a tourist destination just miles from Black Moshannon State Park, Rails ToTrails, Cold Stream Dam and Happy Valley
- Lot is 1.38 Acres with 84 parking spaces in a newly paved parking lot.

For more information visit:
<https://www.loopnet.com/Listing/1535-Port-Matilda-Hwy-Philipsburg-PA/36683983/>



Price: \$1,750,000

Property Type: Hospitality

Property Subtype: Hotel

Building Class: C

Sale Type: Investment

Lot Size: 74,976 SF

Gross Building Area: 12,568 SF

Sale Conditions: Business Value Included

No. Rooms: 16

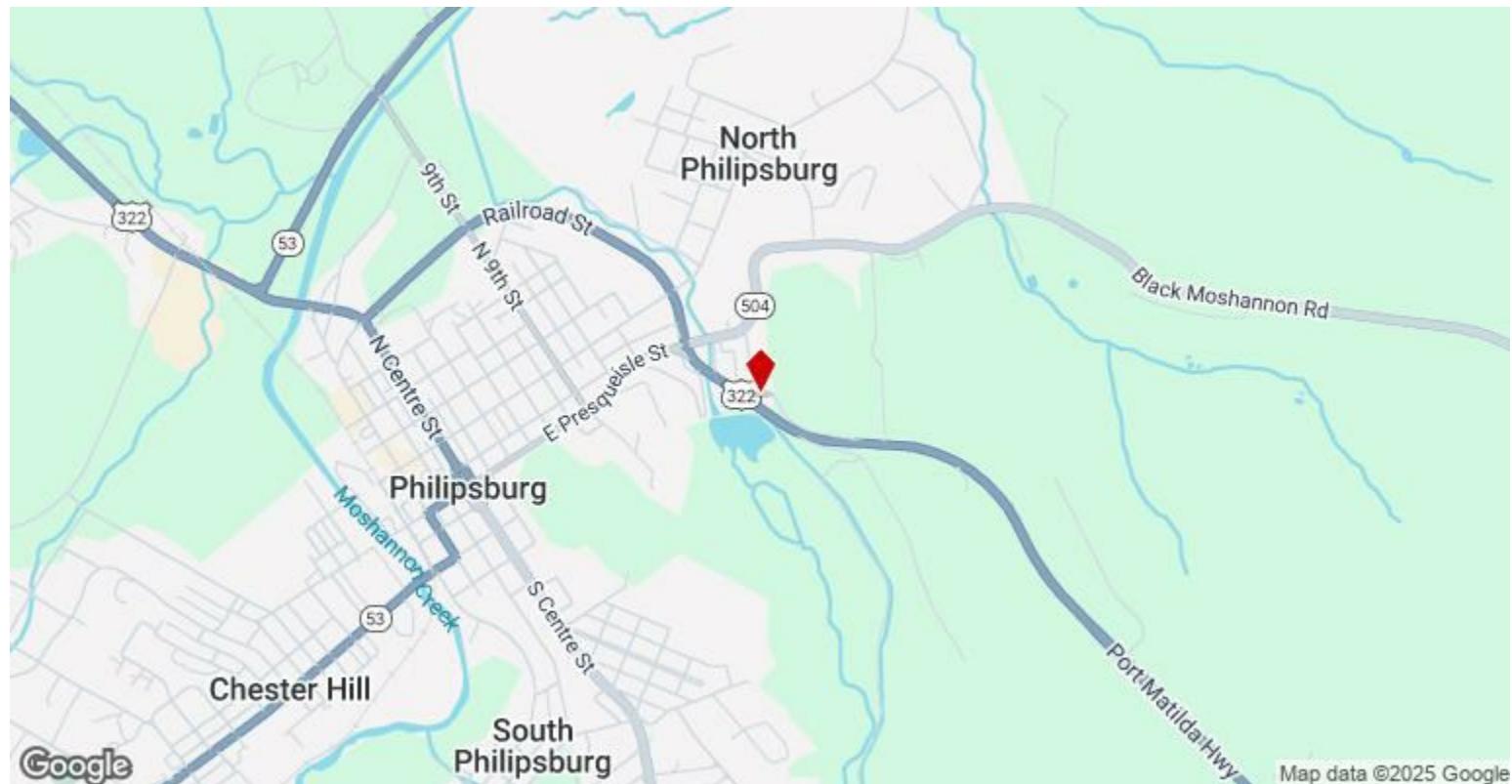
No. Stories: 1

Year Built: 1965

Parking Ratio: 4.38/1,000 SF

Zoning Description: C2

APN / Parcel ID: 05-026B-047-0000



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The We Are Inn is Philipsburg's go-to Penn State alumni destination, conveniently located across from Cold Stream Dam and Park. This lively hot spot offers 16 spacious motel rooms, each outfitted with a plush king-size bed, private bath, mini refrigerator, cable TV, WiFi, a desk, ottoman, and roll-out dinette table—perfect for comfort and convenience. The restaurant area features two energetic bars and three distinct dining rooms with both indoor and outdoor seating options, creating a festive atmosphere for game days or relaxing evenings. Guests enjoy access to four pristine restrooms, while staff benefit from a dedicated employee restroom. Set on a generous 1.38-acre parcel, the property boasts ample parking with 48 spaces in the front and 36 in the rear. Adding to its charm, the on-site ice cream shop serves irresistible soft-serve treats beloved by locals and visitors alike. Just minutes from Black Moshannon State Park, Happy Valley, and situated along the Rails to Trails path, the We Are Inn is the ideal getaway for sports enthusiasts, nature lovers, and travelers seeking the perfect mix of adventure, comfort, and community spirit in central Pennsylvania.

Property Photos



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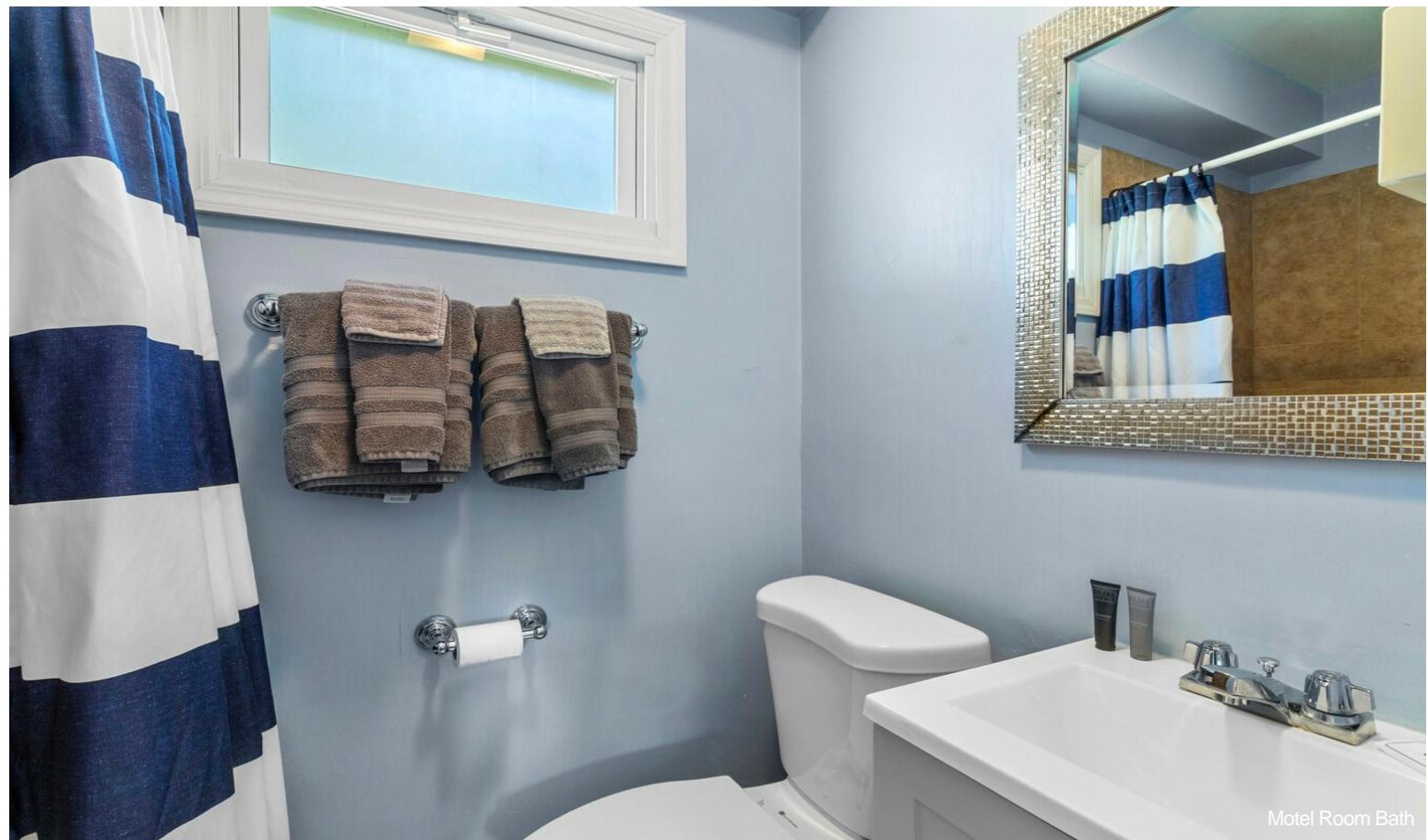


We are Inn

Property Photos



Property Photos



Motel Room Bath



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Property Photos



Property Photos



Property Photos



Property Photos



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Outdoor dining

Property Photos



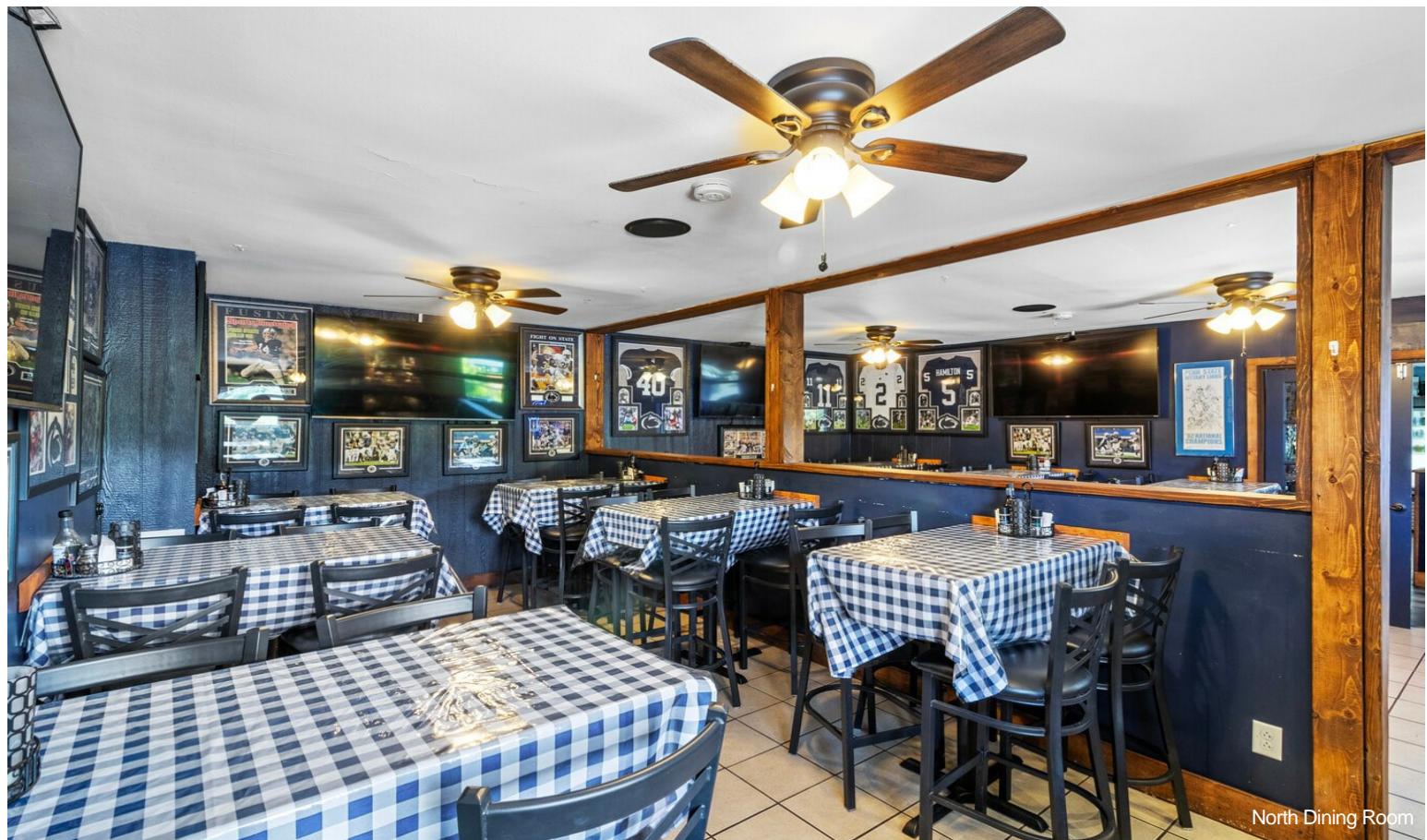
Property Photos



Property Photos



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North Dining Room

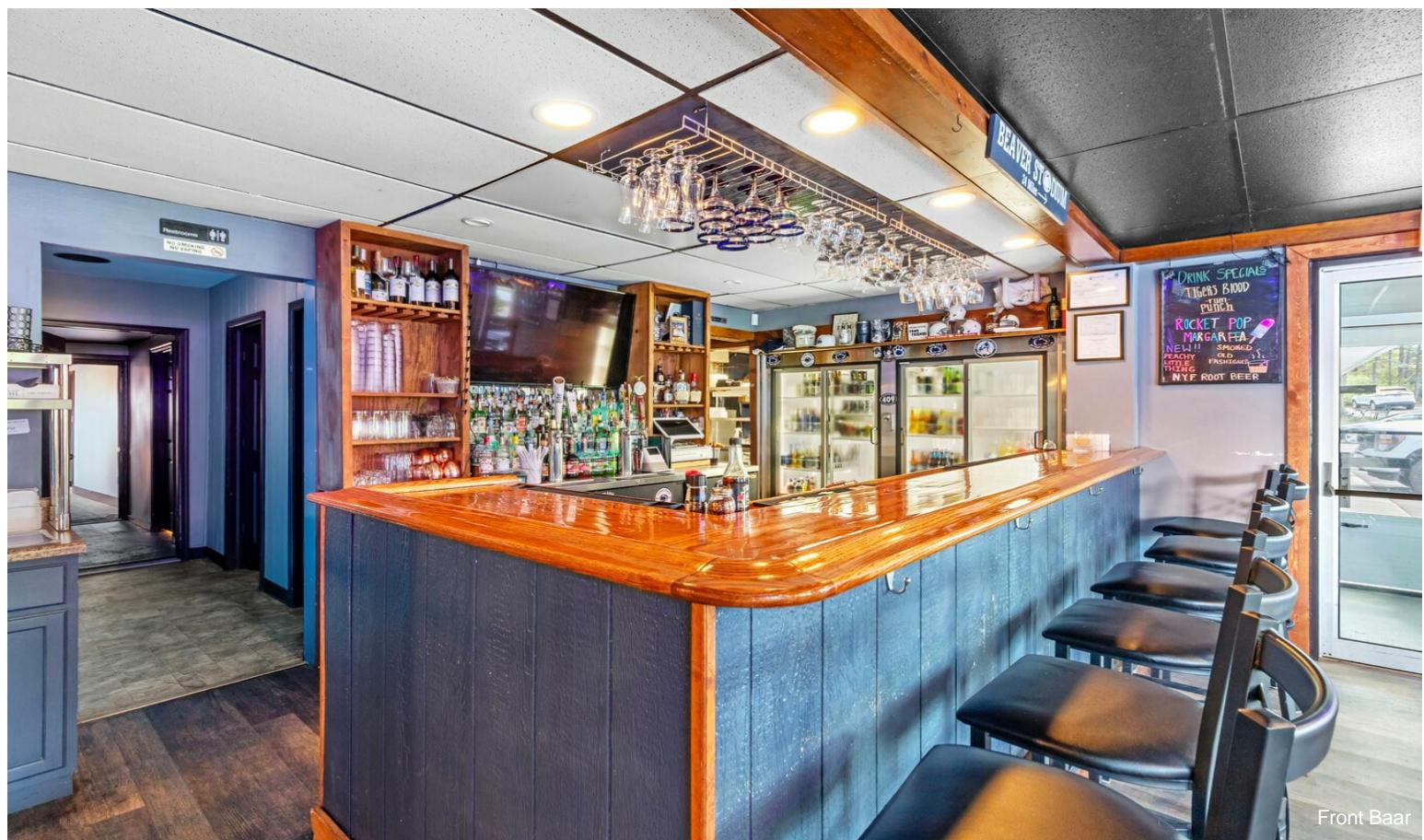
Property Photos



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Front Bar

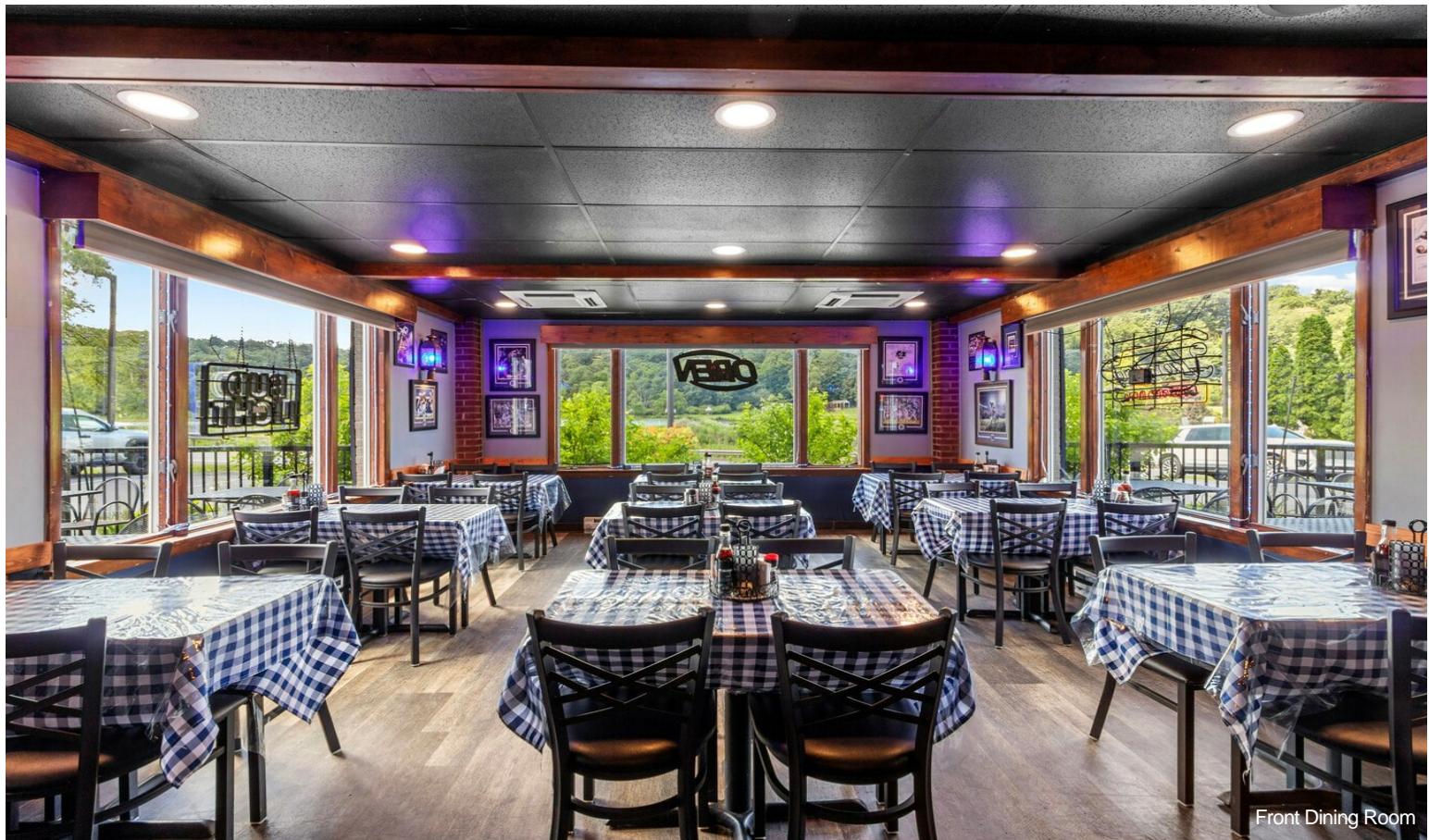


Front Bar

Property Photos

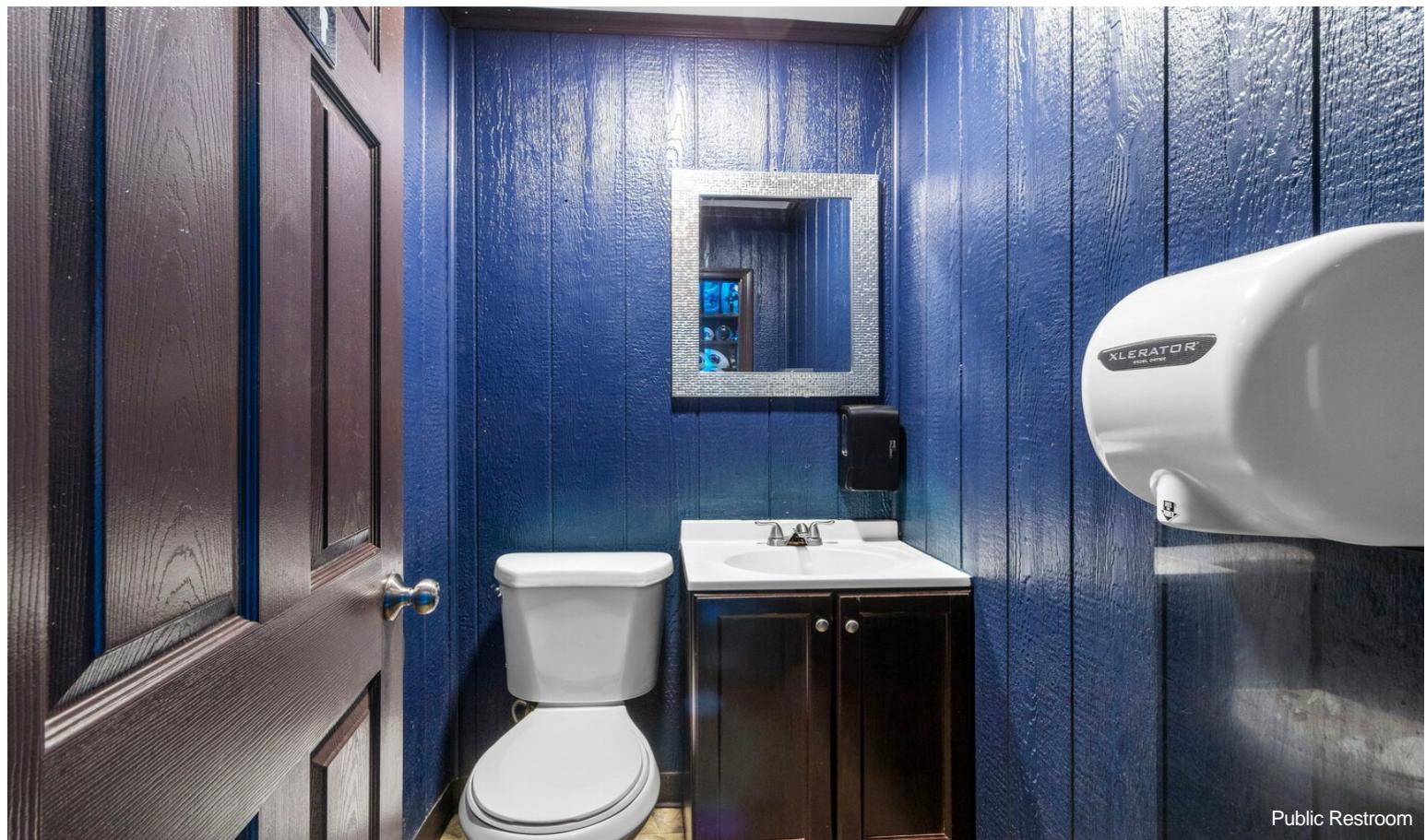


Front Dining Room

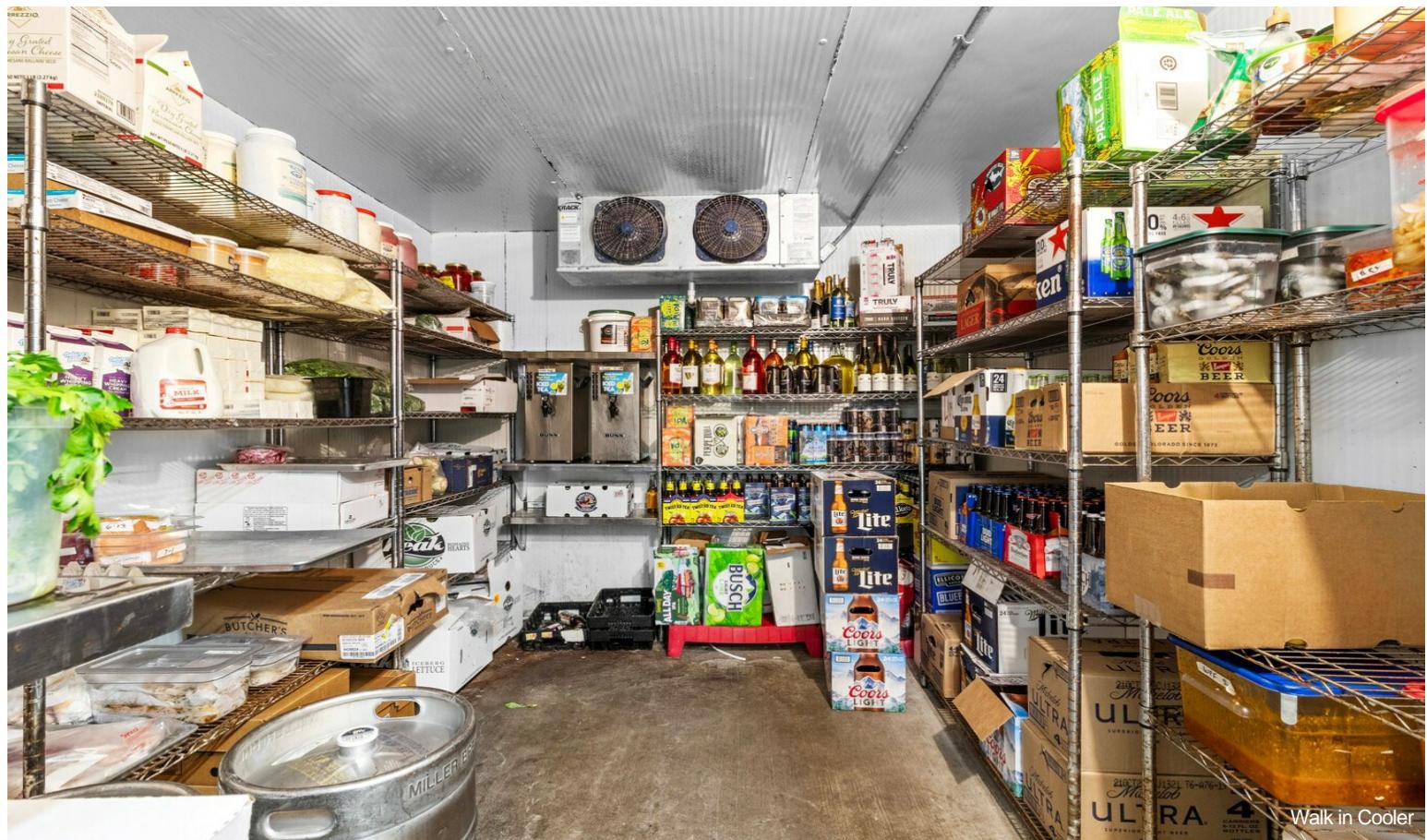


Front Dining Room

Property Photos



Public Restroom



Walk in Cooler

Property Photos



Ice cream shop



Ice cream shop

Property Photos



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Kitchen

Property Photos

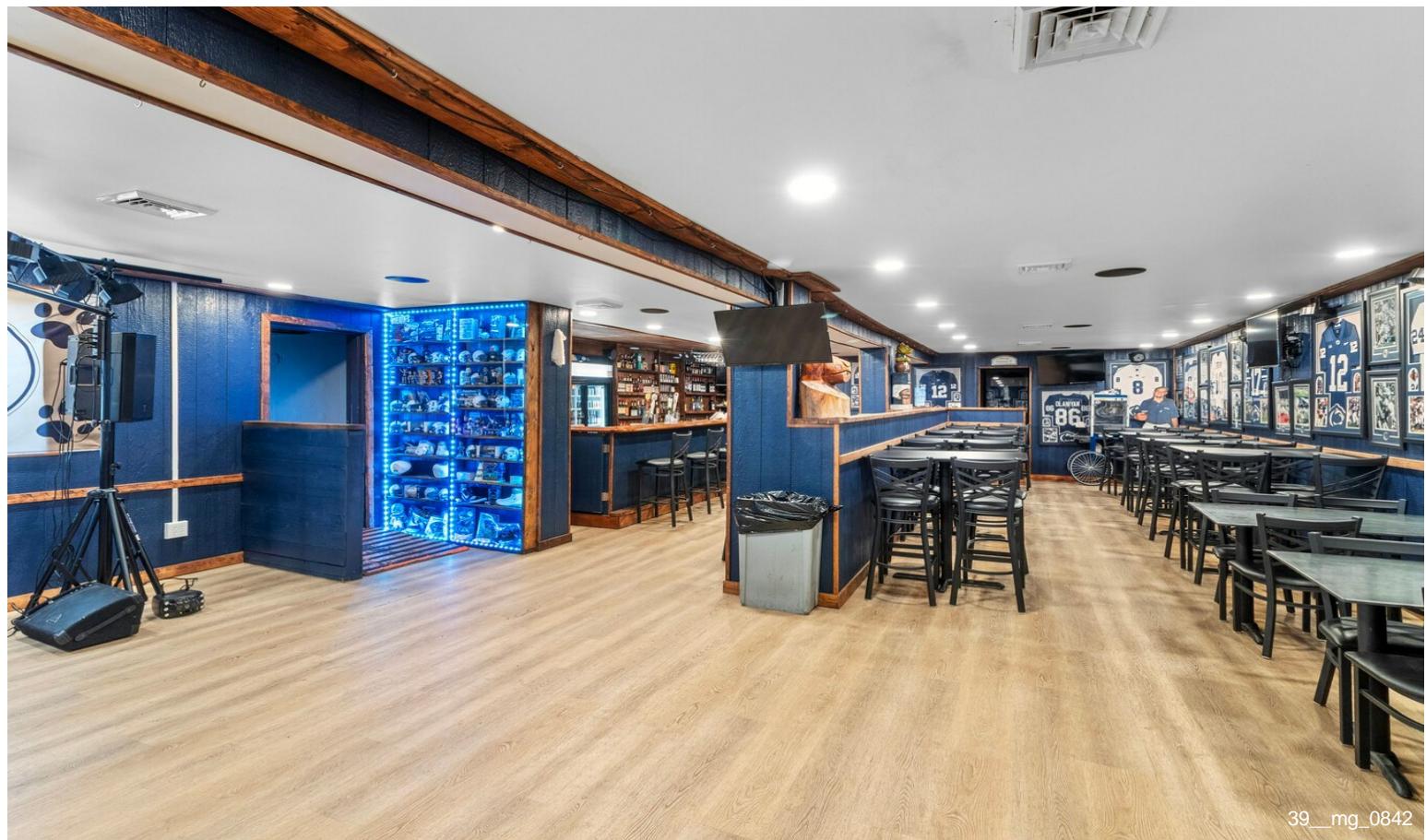


Kitchen



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Property Photos



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Rear Bar

Property Photos

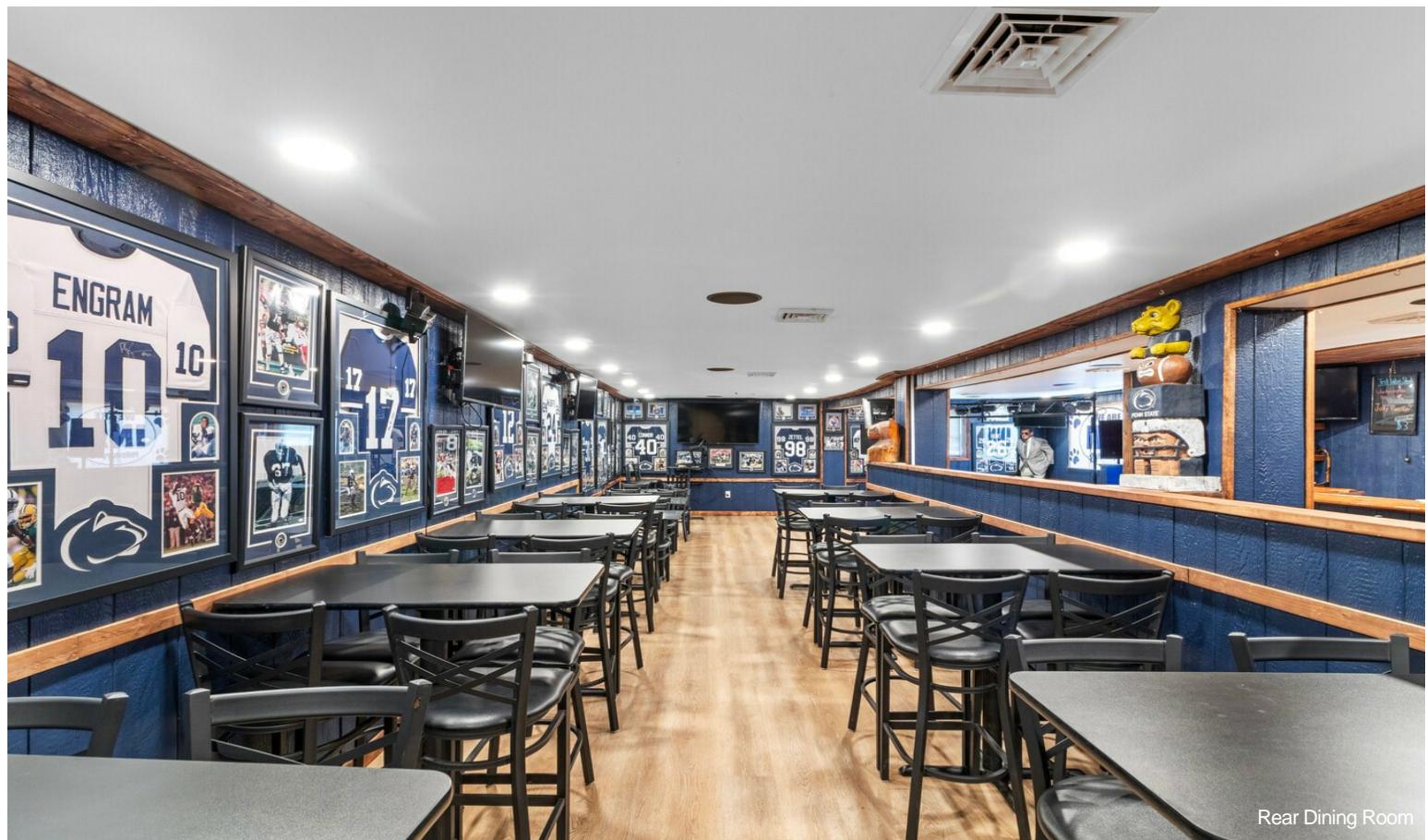


Back Bar/dining room



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Property Photos



Property Photos

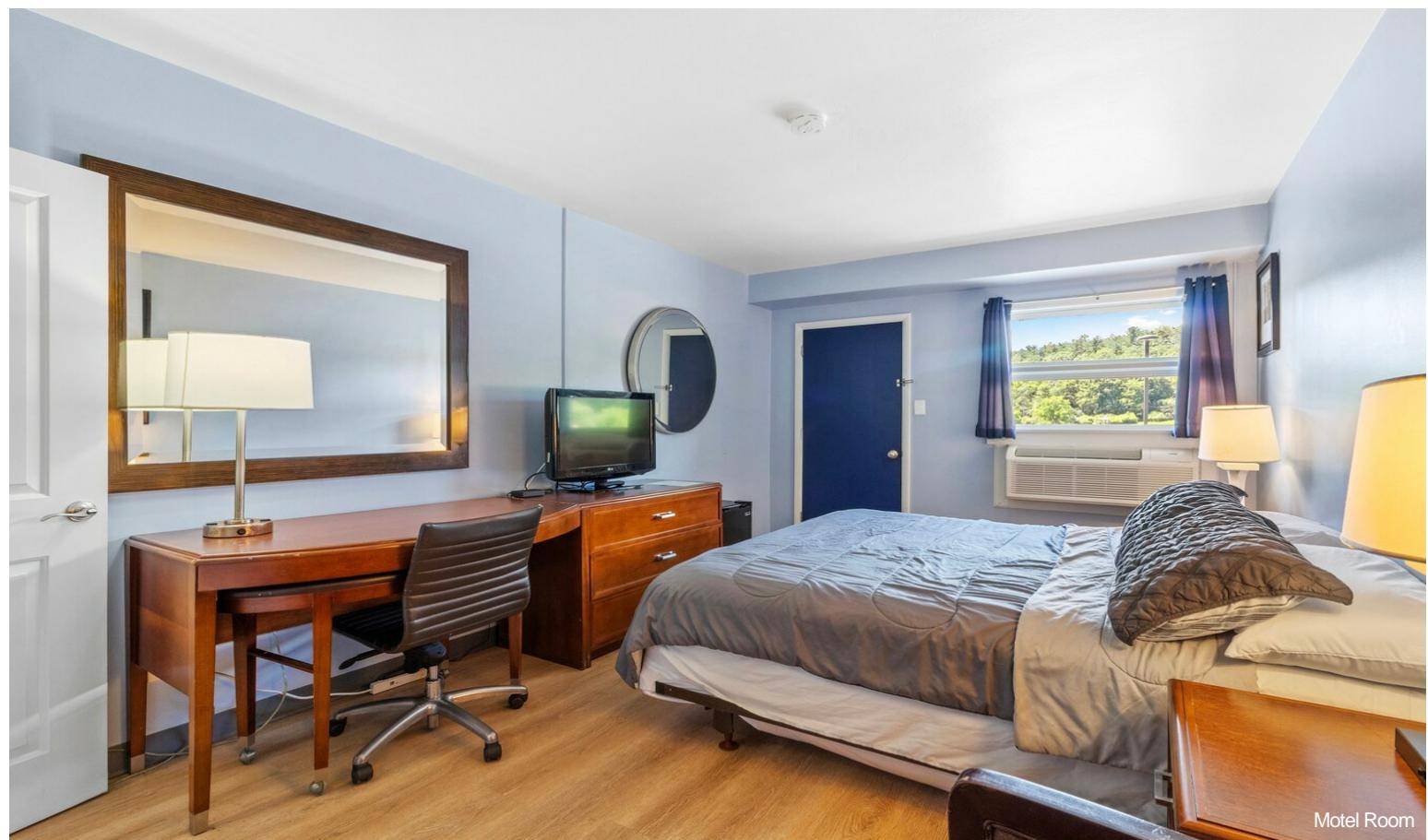


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Property Photos



Motel Room