



## **We Are Inn**

1535 Port Matilda Hwy, Philipsburg, PA 16866

### **Wanda Ryen**

Broker of Record

500 S Centre St, Philipsburg, PA 16866

(814) 343-6371



## 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.

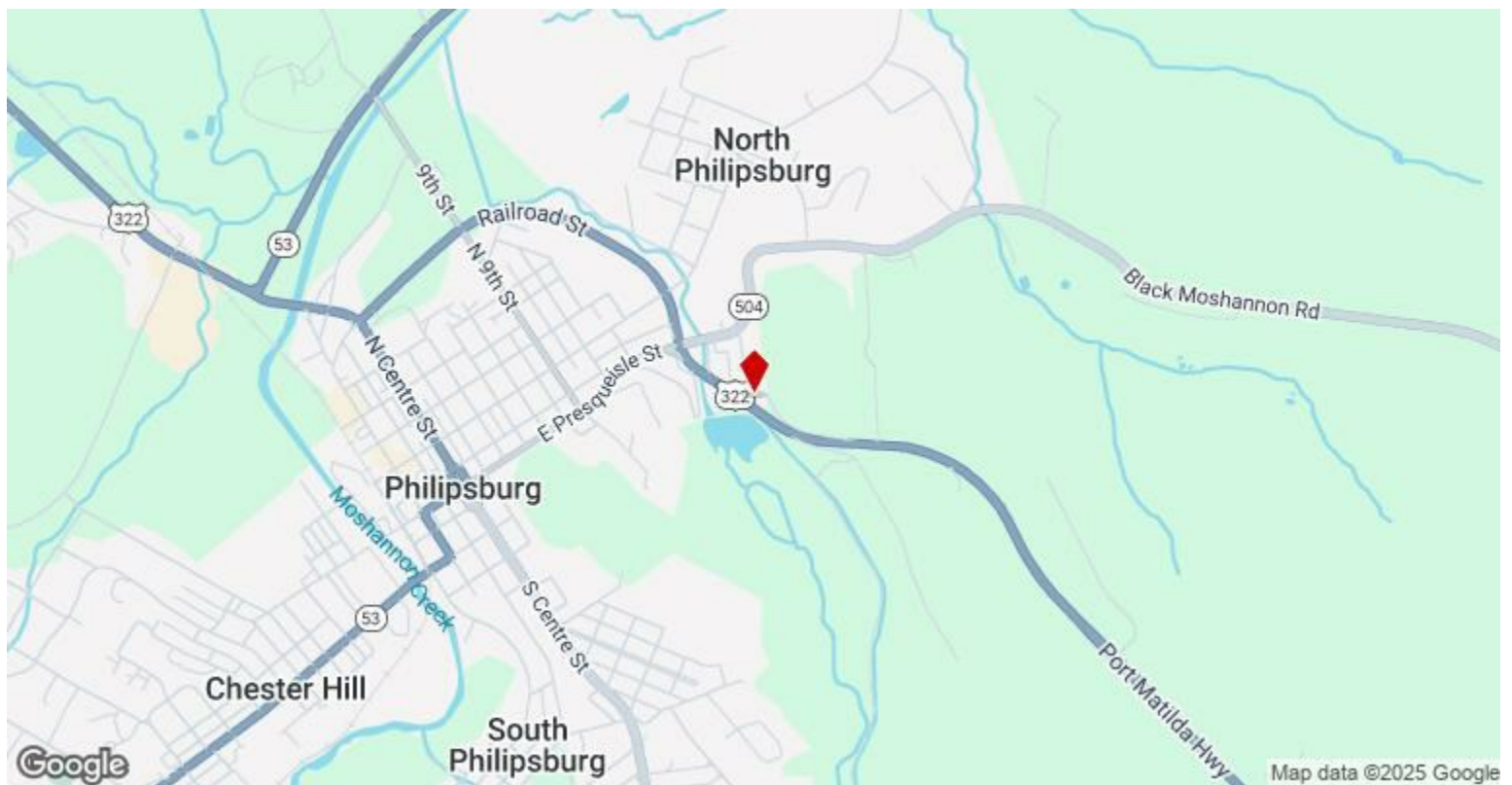
For more information visit:

<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





## 1535 Port Matilda Hwy, Philipsburg, PA 16866

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



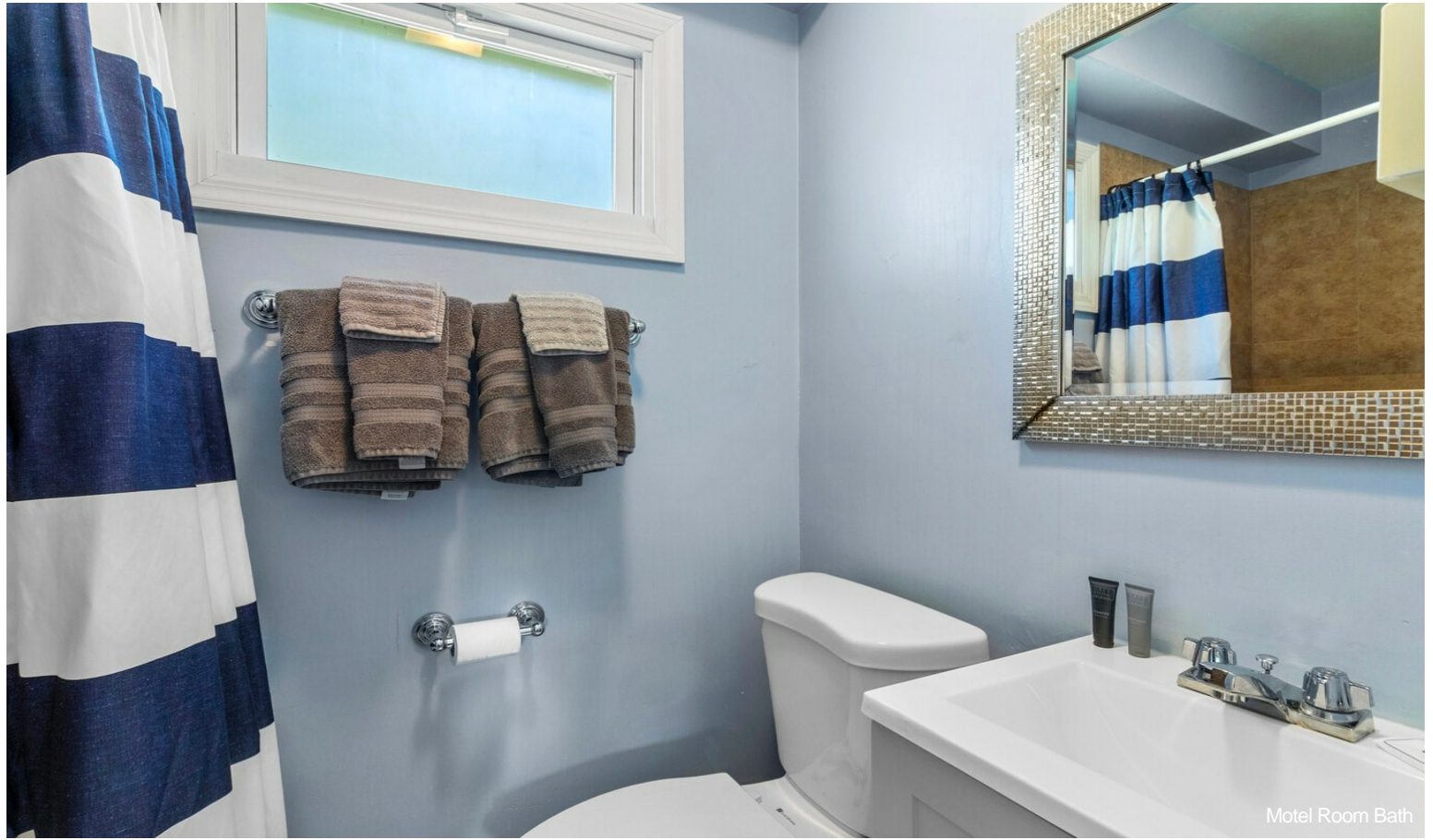


## Property Photos





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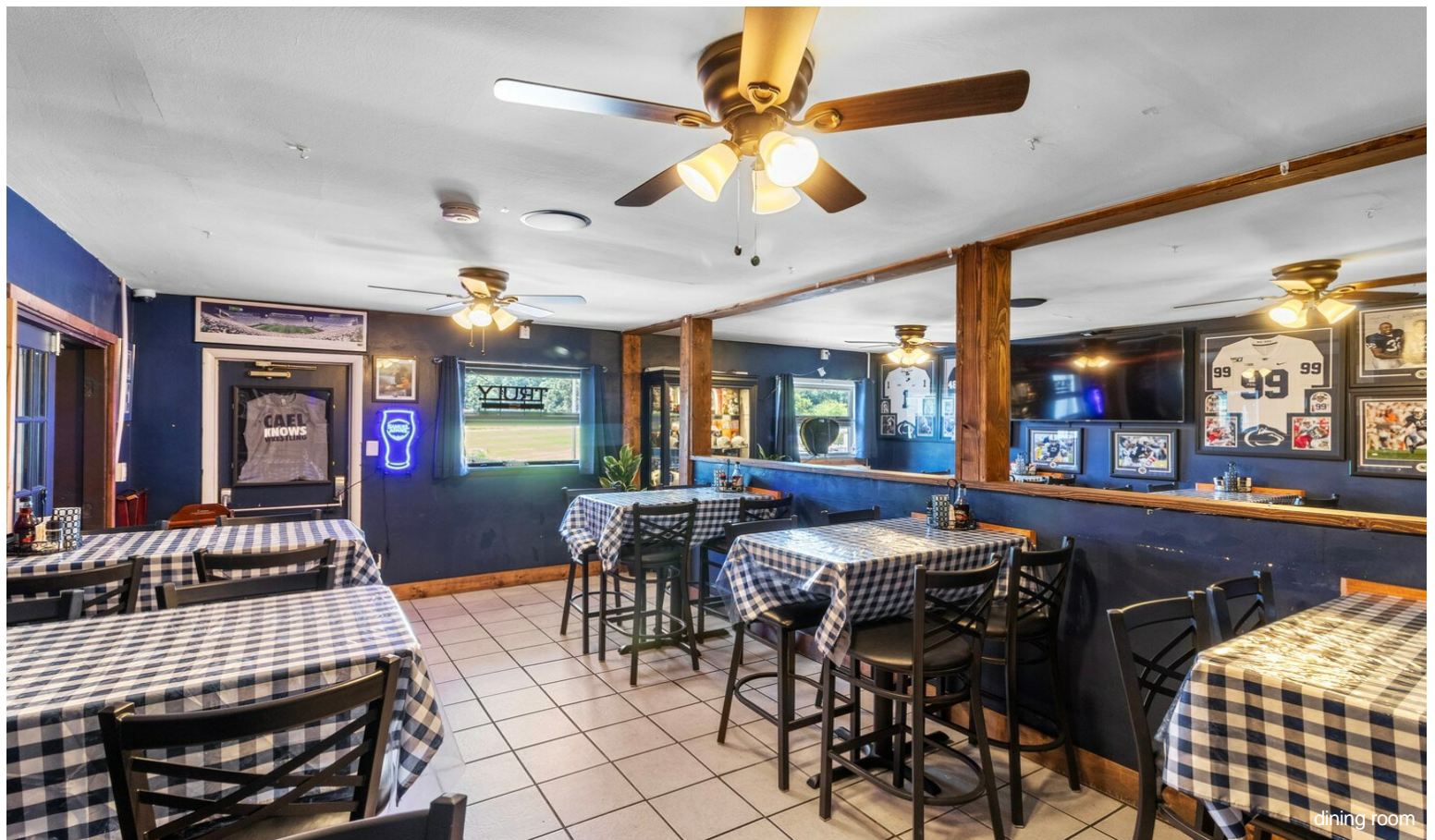
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North Dining Room



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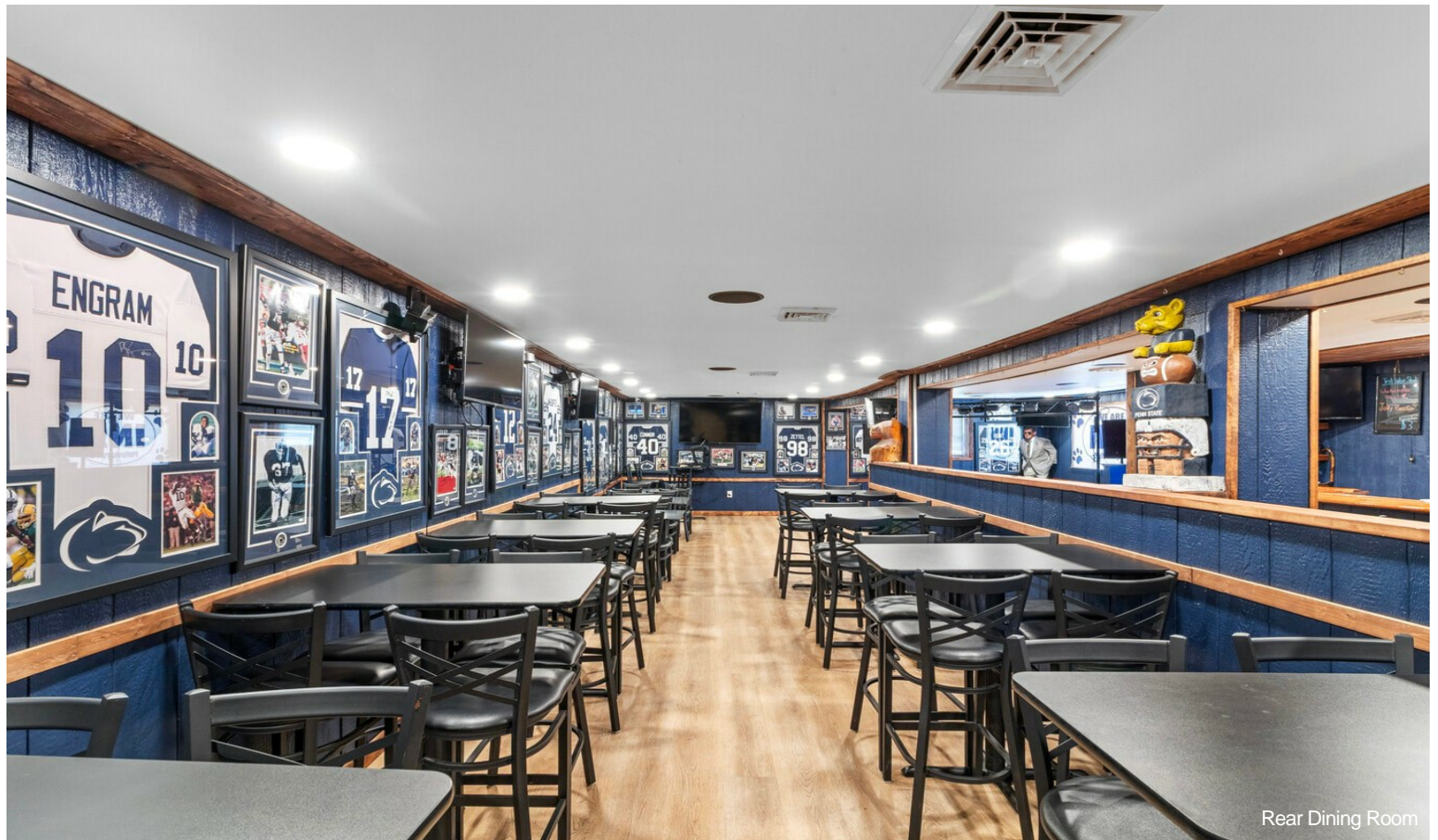
Back Bar/dining room



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