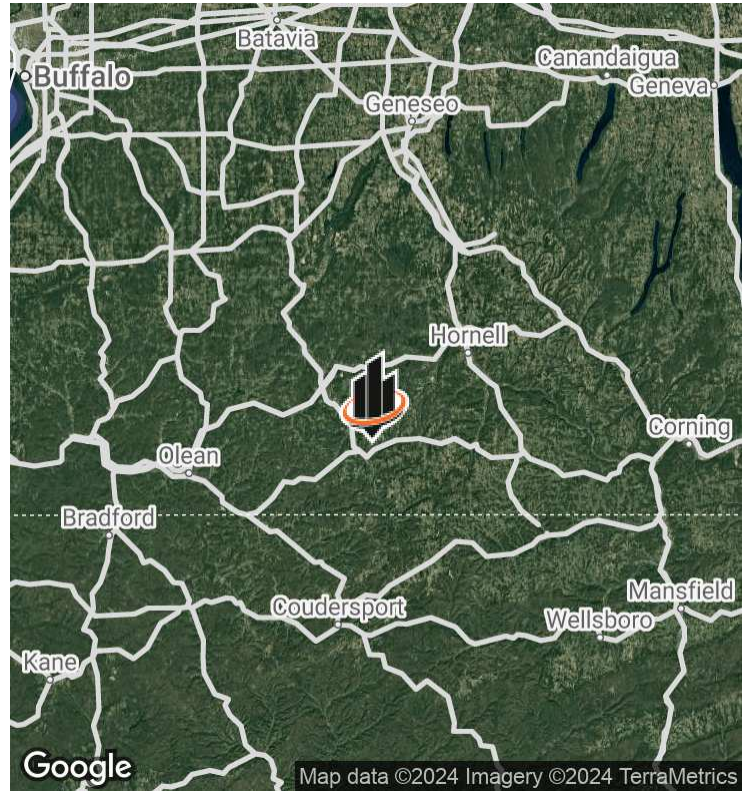


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,000,000
NUMBER OF ROOMS:	21
OCC:	65%
ADR:	\$49
REVPAR:	\$30
REVENUE:	\$198,841
NOI:	\$105,444
CAP RATE:	10.54%
LOT SIZE:	129,057 SF
BUILDING SIZE:	7,038 SF

PROPERTY DESCRIPTION

Unveiling a prime investment opportunity in the heart of New York State, this 7,038 SF, 21-room property presents a compelling choice for Hospitality/Economy investors. Recently renovated in 2024, this well-maintained inn offers a large owner/manager suite and assures strong returns on investment. Situated in a prime location with a daily traffic count of 3,798, this property is in close proximity to Alfred State College, Alfred University, and Houghton University, providing a steady stream of potential guests. Notably, it stands across the street from the 285,838 SF Ljungström Headquarters, offering proximity to key amenities and local attractions, enhancing its appeal as an astute investment in a thriving market.

PROPERTY HIGHLIGHTS

- 7,038 SF Inn with 21 Rooms
- Recent Renovations
- Large Owners/managers Suite
- Prime location with a daily Traffic Count of 3,798

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