

EXCLUSIVE SALE OFFERING
FINGER LAKES REGION MOTEL & HOTEL – AMERICAN WINE REGION OF THE YEAR FOR 2025
Property Highlights

- Villager Motel & Villager Hotel - family owned and operated for 40 years
- Located in Watkins Glen, picturesque village at southern tip of Seneca Lake, the largest of the Finger Lakes
- Properties occupy nearly three-quarters of an acre in the Village's historic downtown business district
- Situated near the Villages waterfront area and within a short drive of Watkins Glen State Park and world-famous Watkins Glen International Racetrack
- Strategically located on the Seneca Lake Wine Trail with nearly 100 wineries, breweries, and distilleries nearby—part of the Finger Lakes Wine Trail, which was named American Wine Region of the Year for 2025.
- Opportunity to continue to operate motel / hotel OR re-develop property for larger hospitality or other retail use
- **Tour Video** - [106 E 4th St, Watkins Glen, NY 14891 - Video #1 - 106 E 4th St, Watkins Glen, NY 14891](https://www.youtube.com/watch?v=106 E 4th St, Watkins Glen, NY 14891 - Video #1 - 106 E 4th St, Watkins Glen, NY 14891)

Contact listing agent for pricing and other details. Financials available upon signing NDA.

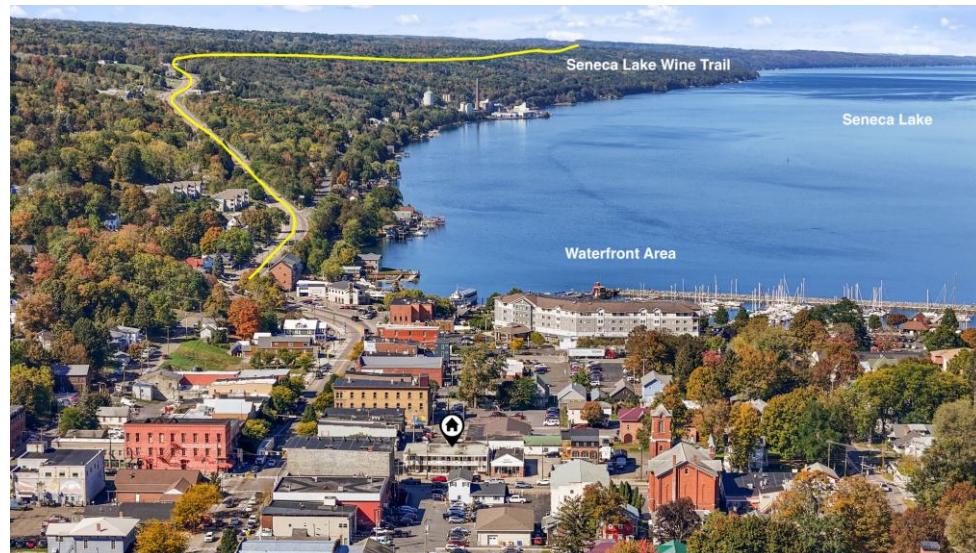

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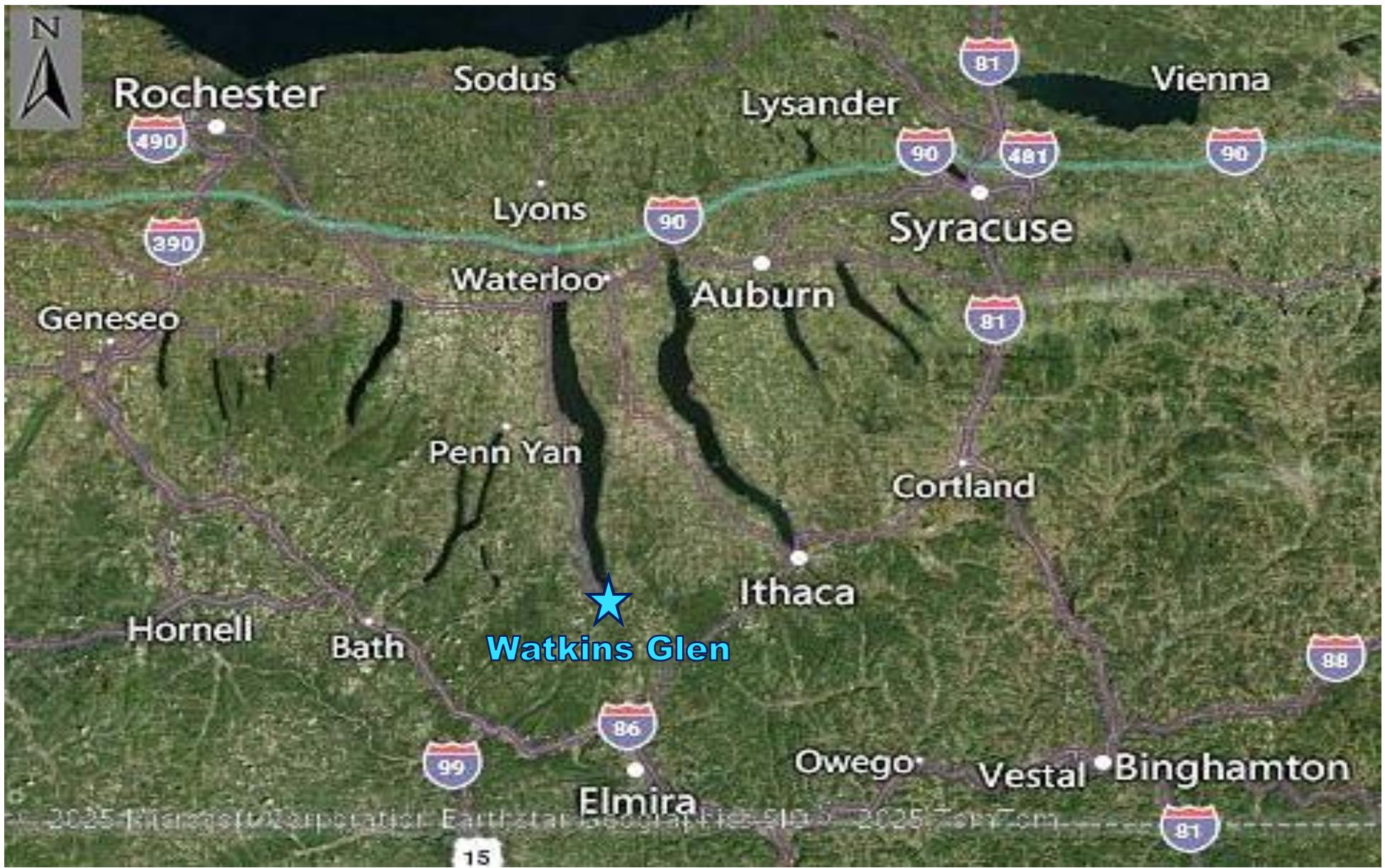
Property Details

Attribute	Villager Motel	Villager Hotel
Address	106 Fourth Street	119 Third Street
Tax ID #	65.13-10-12.1	65.13-10-13
Year Built / Renovated	1950	1986 / 2015
Floors (#)	2	1
Building SF	6,192	8,869
Acreage	0.32	0.34
Rooms (#)	38	12
Parking	On Site	On Site
Pool	Guests have use of hotel pool	Indoor
Zoning	Mixed Use Village Center (VC)	Mixed Use Village Center (VC)

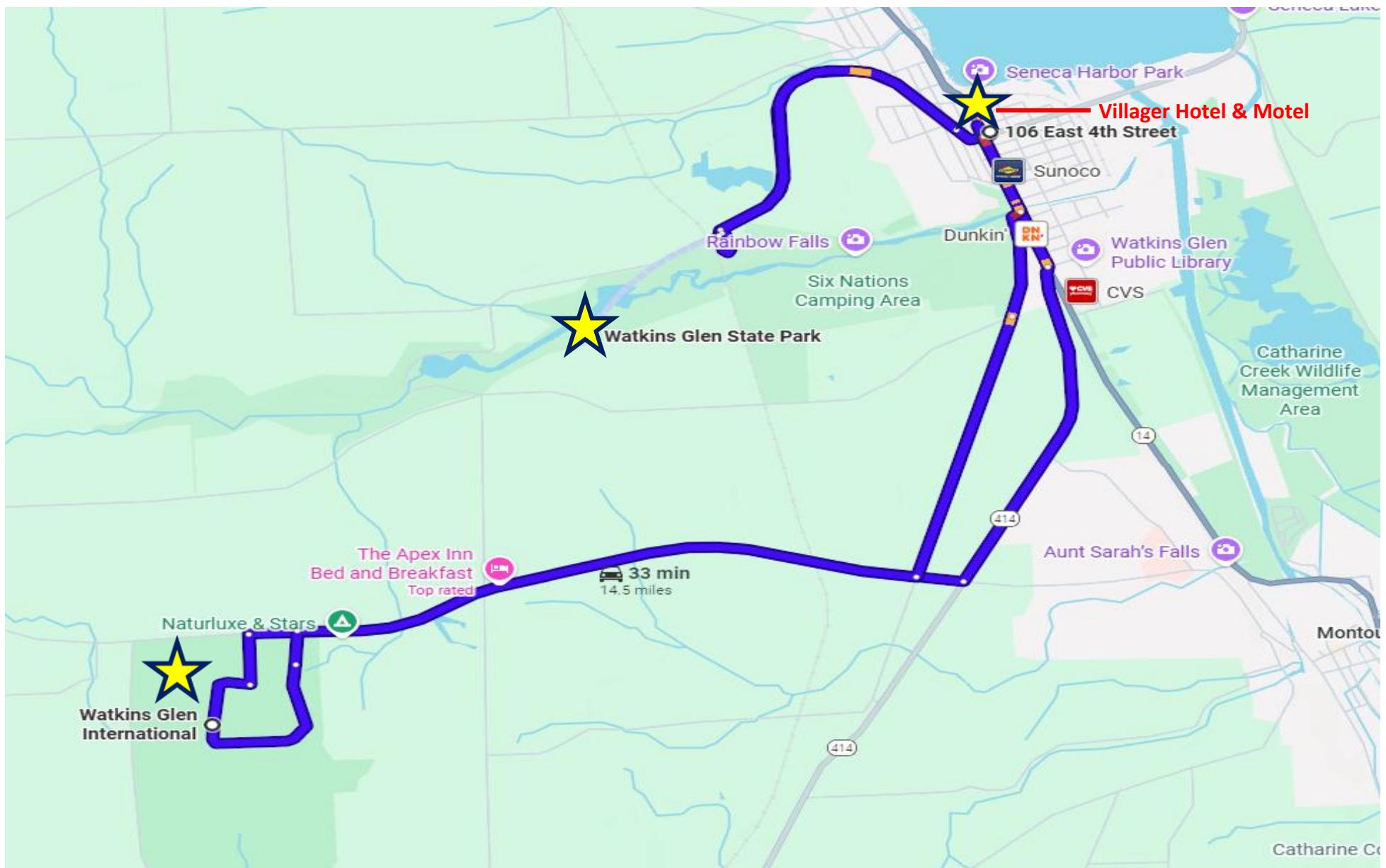








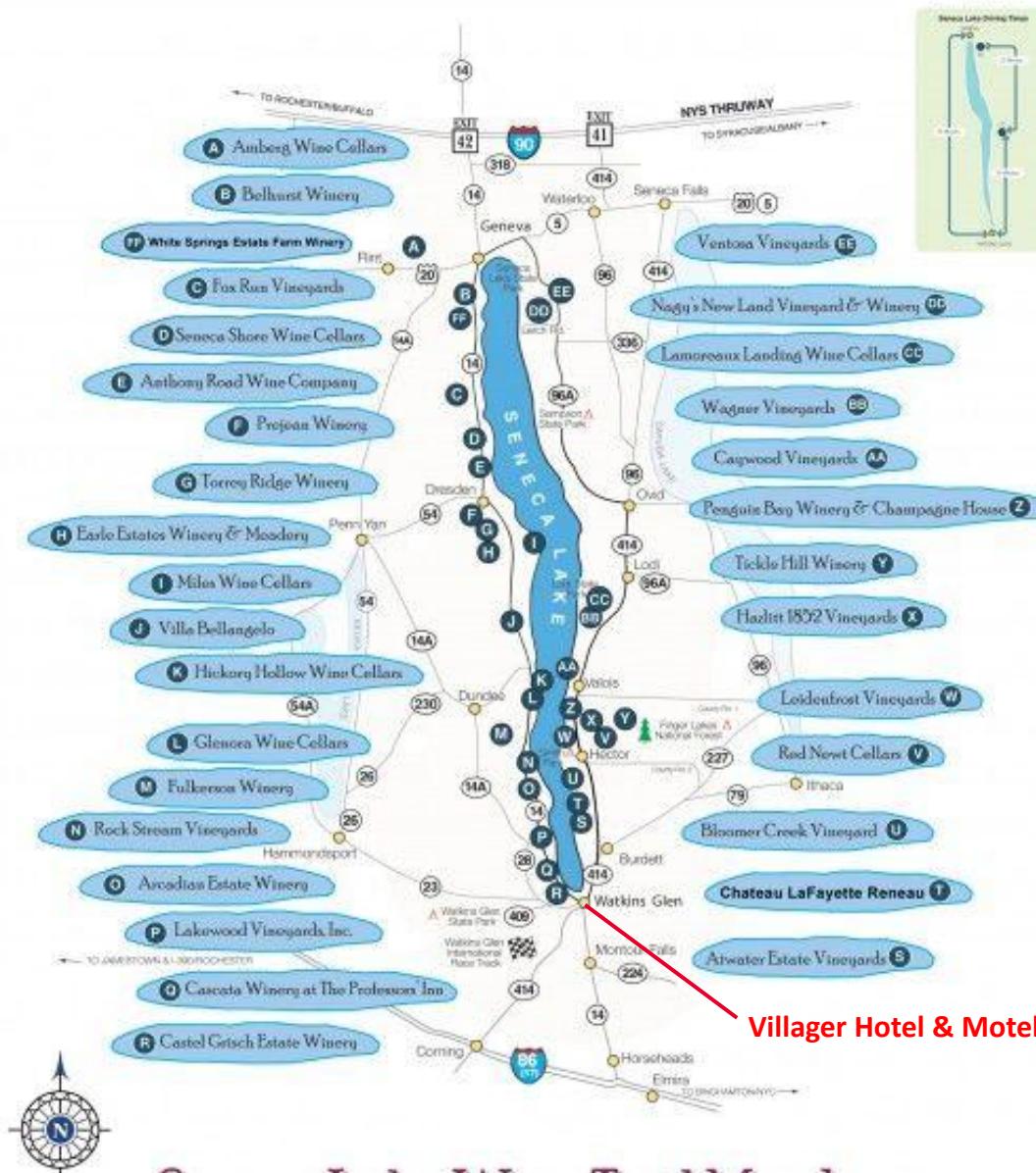






Pyramid Brokerage Company

**106 4th Street & 119 3rd Street
Watkins Glen, NY**



Seneca Lake Wine Trail Members

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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