

153 Bay St, Glens Falls, NY 12801, The Bell House Inn

Detailed Description

Welcome to the Bell House Inn!

Turn-key Bed and Breakfast Inn opportunity in charming Glens Falls — nestled in the foothills of the Adirondacks and just a short drive to Saratoga Springs and Lake George! This successful property features 6 spacious bedrooms, each with private ensuite bathrooms, plus an inviting in-ground pool for guests to enjoy. Completely renovated in 2015 with new electrical, plumbing, drywall, and HVAC systems, including 8 split units throughout. Sale includes all furniture and furnishings needed to begin operations immediately. This established business offers the perfect chance to start your hospitality adventure in a prime location. Move in and welcome your first guests right away!

Details About the Property

Directions

Bay Street in Glens Falls to Sanford St. You may access the parking lot via Sanford St.

Link to documents

<https://qr1.be/9AWX>

Video

<https://youtube.com/shorts/OkM2dtgeRA4?feature=share>

Reason for selling

The sellers and their family have lovingly restored this grand Bed and Breakfast and built the business from scratch (this being their second Bed and Breakfast.) Now it the time to turn over the baton as they are looking to travel and fully retire.

What we LOVE about the home and the area

The sellers love the City of Glens Falls and the community that lives here. Their family also live here and it's a wonderful place to call home. It's small enough, yet big enough.

Clients

The clients who stay at the Bell House Inn are generally professionals from New York City, Boston, Washington DC and Europe. Their age is shifting to young professionals who want a more personal unique stay in their hospitality experience.

All information deemed reliable but not guaranteed and should be independently verified.

Bell House Inn Updated

Updates in 2015

- New Electrical Meter & Panel Box Complete Installation with 200amp Service
- New Boiler System & all separate controls in every room
- Remodeled each room, including adjoining bathrooms
- Three new gas fireplaces
- Added all new outlets throughout the house
- Remodeled Owners' Living space and bathroom
- Updated new smoke and co detectors all connected
- Installed vinyl siding on exterior of property
- Added security system
- Added stairway sprinkler system
- Freshly painted

2020-2021 Added ductless air-conditioner in each room

2021 - Updated Chef's Gourmet Kitchen

2023 - New Pool Liner

Sale to include

- Client database/emails
- Gmail email account
- Square account/equipment
- Telephone number may be transferred
- Website domain and hosting service <https://thebellhouseinn.com> (note: only direct bookings – no Airbnb or other third party vendors)
- Review sites:
 - [Google](#)
 - [TripAdvisor](#)
 - [Yelp](#)
 - [Facebook](#)
- Facebook page – [The Bell House Inn](#)
- Most furniture and furnishings to be a turnkey business (excludes artwork and collectibles) Inventoried list to be shared.
- List of all service providers
- On the job training for buyers
- Current business model is to rent to adults only – no children

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Reviews

- [Google](#)
- [TripAdvisor](#)
- [Yelp](#)
- [Facebook](#)

About

5.0 Excellent
(53 reviews)

#1 of 1 B&B in Glens Falls

Location	4.8
Rooms	5.0
Value	5.0
Cleanliness	5.0
Service	5.0
Sleep Quality	4.9

Veteran-owned, Women-owned ⓘ

A boutique Bed and Breakfast Inn located in the beautiful city of Glens Falls, NY. Close to Saratoga Springs and Lake George Village. Walk to downtown restaurants, breweries, museums, theatre, shopping.



Dean P wrote a review Mar 2024
1 contribution

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An amazing experience!

My wife and I visited for our 30th wedding anniversary. The Bell House Inn far exceeded our expectations! It was charming! The rooms were exquisitely decorated. The breakfast of French toast and coffee was fantastic. There were even fresh flowers on the table!

Read less ^

Date of stay: March 2024

Trip type: Traveled as a couple

Lot/Location

- Built in 1892
- Within 1/2 mile to the downtown area featuring restaurants, shopping and museums.
- Located within the City of Glens Falls School District
- Property is on a .29 acre lot
- Tax map ID 302.16-7-10
- Zoning "LNC" Local, Neighborhood, Commercial

Interior

- 4212 sq. ft. of living space
- 6 bedrooms with 6 ½ baths
- Custom Kitchen

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- 8 burner gas professional range “Capital” brand
- Professional grade 10” exhaust pipe in range hood
- Double stainless dishwashers
- Hickory Kraft Maid cabinetry, soft close
 - Custom corner pull out drawer
- Butcher block and Granite Counters
- Recessed lighting
- Tile floor that looks like wood
- Supplemental electric heat
- Custom pantry
- Bonus Freezer and Refrigerator in basement
- Owners quarters with
 - Bedroom
 - Living room with gas fireplace
 - Office above kitchen
 - Laundry room which includes pillowcase presser
 - Enclosed porch
- Butlers Pantry
 - With serving dishes, coffee, tea
 - Custom cabinetry
 - Silverware
- Dining room
 - Five tables that seat 10 total guests
 - Chairs for 10 people
 - Books for guest to borrow, browse
 - Surround sound speakers with stereo equipment
- Living room
 - Original Stained-Glass Window
 - Includes piano
 - Wood Fireplace (currently not operational)
- Guest Beverage center
 - Coffee room
 - Water
 - Ice
- 6 Bedrooms – all ensuite
 - 2 Kings
 - 4 Queens
 - Each with their own split unit for heat and AC (8 in total) each on their own 20 amp circuit breaker (has never tripped)

Exterior

- Trex deck on porch
- Beautiful inground pool

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- Expansive flower gardens on property for guests to enjoy
- Patio area for seating
- On .29-acre lot
- Vinyl siding

Mechanics

- Zoned Gas Hot Water heat, boiler (2015)
- Public sewer
- Public water
- 200-amp electrical service - all new 2015
 - 100-amp sub panel
 - Another sub panel for pool
- Plumbing – all new 2015
- Automatic sprinkler installed above stairwell
- Basement – stone foundation
- Many lights on timers – so automated

Parking Lot

- In rear of property for eight vehicles

Utilities

- Fiberoptic cable throughout
- National Grid for Electric and gas
- Internet/Cable Provider: Digital internet that is free. Each room has their own U-tube service and internet. There are 2 fiber optic services. Only \$76 per month.
- City Water/Sewer: \$297 (for 3 months)

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Bill number 617076**As of** 07/22/2025**Bill Date** 7/8/2025**Pay By** 8/19/2025**Details for bill 617076**[Payments and adjustments](#)

Description of Charge	UOM	Current Reading	Previous Reading	Usage	Billed Usage	Billed	Payments and Adjustments	Due
MTR WATER 1 1/4" & UNDER	CUBIC FEET	355875	353020	2855.0	0	\$48.72	\$0.00	\$48.72
MTR SEWER 1 1/4" & UNDER	CUBIC FEET	0	0	2855.0	0	\$92.84	\$0.00	\$92.84
SWR MTR CAPITAL CHARGE		0	0	0.0	0	\$91.94	\$0.00	\$91.94
MTR WTR CAPITAL CHARGE		0	0	0.0	0	\$63.74	\$0.00	\$63.74
SUBTOTAL						\$297.24	\$0.00	\$297.24
INTEREST DUE								\$0.00
TOTAL DUE								\$297.24

Taxes

- Town and County Taxes \$3,889
 - School Tax \$4,123
- =====
- \$8,012

**School Tax Bill
Real Estate****View Bill****As of** 7/22/2025**Bill Year** 2025**Bill** 912**Owner** TURNER WILLIAM**Parcel ID** 302.16-7-10

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	2/28/2025	\$1,944.37	\$1,944.37	\$0.00	\$0.00	\$0.00
2	6/1/2025	\$1,944.37	\$1,944.37	\$0.00	\$0.00	\$0.00
TOTAL		\$3,888.74	\$3,888.74	\$0.00	\$0.00	\$0.00

Tax Map

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RADON REPORT

REPORT #: BR0104342
 START DATE/TIME: 08/08/25 06:59 AM
 END DATE/TIME: 08/10/25 06:59 AM
 DEVICE TYPE: CRM



RADON RESULTS SUMMARY

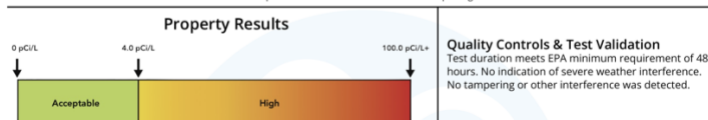
Radon Test Conducted By: Frank Steinbach
 Radon Test Conducted For: Kathie Spangler
 Mitigation System: Absent (518) 542-0294

Individual Certification Number:
 Property Tested: 153 Bay St.
 Glens Falls, NY 12801

Test Site:	Serial #	* EPA Protocol Avg:	Temp:	Humidity:	Pressure:
1) Basement	050104	0.9 pCi/L	81.6 °F	45.5%	101.1 kPa
2)					
3)					
4)					

* Uncertainty ± 11%

Recommendations: ☐ Mitigation is recommended: At least one test site at this property tested above the EPA 4.0 pCi/L Action Level. ☒ No additional mitigation recommended at this time: Conduct a follow-up test in an opposite season, every two years and/or upon significant structural and/or HVAC modifications.



MITIGATION RECOMMENDATIONS

The EPA recommends homes be mitigated if the radon level is 4.0 pCi/L (picocuries per liter) or more. A follow-up test is recommended every 2 years and every time

Funding Possibilities

- SBA504 Program requires 15% down if buyer has hospitality experience (bank normally take 50% loan and SBA takes 25-30 and buyer takes the difference). If no experience than buyer is expected to pay 20% down.
- We need the FFE (Furniture, Fixtures and Equipment) listed and broken down. Bill to check with CPA/Accountant regarding tax ramifications
- Michael Murray of Adirondack Trust Company is a great resource

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Agent to Agent Comments

Agent accompanied; Generally 24 hr. notice; Sold Turnkey- Fully Furnished; Sellers are "William Turner and Nancy Turner"; Seller's attorney is Claudia Braymer

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