



# 1440 Crosstown Highway Lakewood, Pennsylvania

Investment Property Offered For Sale:  
Turn-key hospitaly/recreational facility.

Tavern/lodge, multi-family, recreational rental/workshop and  
vrbo/owners lodge on 15 acre campus.

Located in recreational region of northeastern Pennsylvania.

Offering Memorandum  
Presented by

**Hinerfeld**  
**COMMERCIAL REAL ESTATE**

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# The Offering

Hinerfeld Commercial Real Estate is pleased to announce the offering for sale of 1440 Crosstown Hwy, Lakewood,, Pennsylvania. This unique multi-building portfolio presents an exceptional opportunity to acquire a diversified lodging and recreation compound ideal for investment, hospitality, or private retreat use. The offering includes a newly constructed two-bedroom, two-bathroom vacation lodge, a large garage and powersports facility, a duplex with proven rental income, and a fully equipped main lodge with bar, dining, and accommodations—all thoughtfully designed and maintained to modern standards.

Together, these properties form a cohesive, well-maintained hospitality and recreation portfolio with strong upside potential for continued lodging, event hosting, or expanded rental operations. Full improvement history and site plans are available for qualified buyers.







## ***LAKEWOOD LODGE***

The centerpiece lodge encompasses roughly 8,050 square feet across three stories and serves as both a hospitality hub and event venue. The main level includes a 15-seat bar with a circular return and historic backbar, a four-tap system, renovated restrooms, and dining space for approximately 70 guests. Outdoor amenities include covered porch seating, picnic areas, and recreational features such as cornhole. Infrastructure highlights include dual water heaters (installed 2020 and 2024), a new boiler (fall 2025), 200-amp service, a 10x10 walk-in cooler, second-floor laundry facilities, and a Generac backup generator. Guest accommodations feature multiple hotel-style units, including pet-friendly rooms with exterior access and a mix of suites and single rooms with private baths.





# Lodge Vitals

- Established IN 1944, re-constructed in 1946
- Three stories 8,050± SF
- 15± seat bar with circular return, historic wooden backbar
- Four head tap system
- Renovated public Men's and Ladies rooms
- Table seating for 70±
- Covered porch seating, Outdoor dining and recreation area with picnic tables and cornhole.
- Flat rubber roof over main bldg. Metal over single story addition
- Two water heaters 2024 & 2020
- 10x10 walk in cooler
- 200 amp electrical service
- New boiler fall 2025
- Second floor laundry room,
- Generac Backup generator.
- XX mo-to-mo units in the main lodge
  - Bedroom (private/shared bath)
  - XXX total hotel rooms
- Three pet friendly room accessible from the exterior.
- Beds/bath
- Suite #
- Beds/bath
- 14 Single rooms with bathrooms, King, Queen?
- Improvement plan and history available for review.







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# Vacation Cabin

The vacation lodge is a recently built two-bedroom, two-bath home featuring a walkout basement, forced hot air propane heating with central air conditioning, and dedicated well and septic (sand mound) systems. The property is supported by 200-amp electrical service with a whole-house surge protector, offering comfort, reliability, and year-round functionality in a scenic setting.

- Two bedroom, two bathroom
- New construction 20xx
- Walkout basement
- Forced hot air, propane fired / AC
- 200 amp electrical service
- Whole house surge protector
- Walkout basement
- Dedicated well/sand mound







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## Retail Power sports - Workshop

The garage/woodshop/powersports venue spans approximately 3,750 square feet on a concrete slab, featuring three overhead doors (two front, one rear), three man doors, 150-amp electrical service, and full insulation with finished plywood walls and a metal ceiling. Originally constructed to support powersport and side-by-side rentals, the building is ideal for commercial use, equipment storage, or workshop operations.

- 3,750SF Garage on concrete slab
- Three 8' w x 9' t overhead doors
- Two on the front, one in the rear
- Three man doors
- 150 amp power
- Fully insulated, plywood walls, metal ceiling.
- Constructed to specs for powersport / SxS rentals.





## Multi Family Duplex

A separate duplex provides dual rental income streams, with a one-bedroom ground-floor unit used for short-term stays and a two-bedroom second-floor apartment leased on a month-to-month basis. This structure offers immediate income potential and flexibility for future use or expansion.

