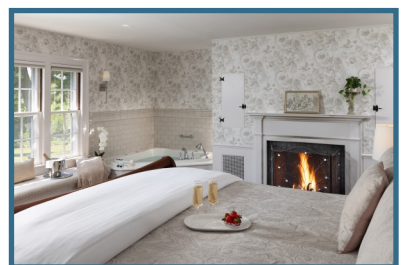
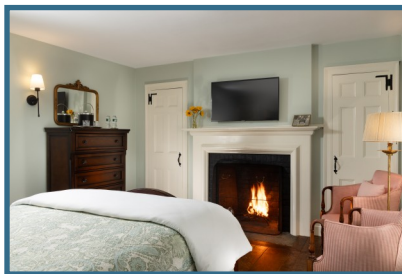
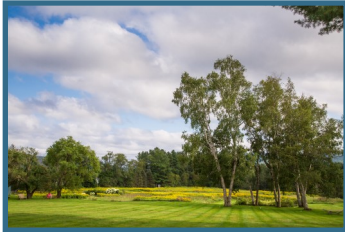


Devonfield Inn

Lee, Massachusetts

Historic Berkshires Inn & Estate – Premier Hospitality Property



Offered for Sale by Inn Advisors
Innkeeping Specialists since 1992
For full listing details visit InnAdvisors.com

Price: \$3,975,000

For more information call Marco at (646) 831-1976 or
email: marco@innadvisors.com

Devonfield Inn

Lee, Berkshires, MA

Price:	\$3,975,000
Address:	85 and 105 Stockbridge Road Lee, MA 01238
Business Licenses:	Innholders, Food Establishment, Pool Permits
Land Description:	36+ Acres Lot; landscaped, cleared lot, mature trees, walking trails, parking
Buildings and grounds:	Historic country estate built in 1800; 3-story with 9,047 total SF; 11 units including 5 suites, 5 guest rooms, 1 private cottage with kitchen/living room; all units have updated private baths; commercial kitchen and prep kitchen; large common spaces with guest parlor, sitting room, dining room, sun-dining room, outdoor guest spaces with heated pool, patio surround, firepit; walking paths; classic barn offers additional guest or event space opportunity; close to dining, sporting, all Berkshire arts & cultural activities.
Owners/Managers House:	Separate 1,457 SF historic home built 1875; 3 bedroom, 3.5 baths, kitchen, dining, living room, office, private outdoor spaces
Zoning:	R-30 and RA (legal and conforming use)
Real Estate Taxes:	\$18,095 per year
Construction:	Inn: Wood frame; clapboard, brick foundation Owner Home: Wood frame, stone foundation
HVAC:	Gas; radiators; central AC, mini-splits
Water and Sewer:	Public water and sewer

Business financials available with a signed
confidentiality agreement

For more information contact Marco: marco@innadvisors.com
Call or text (646) 831-1976