

ForFriends Inn & Village

1121 EDISON ST | SANTA YNEZ, CA

ForFriends Inn enjoys a prime location in Santa Barbara Wine Country.

\$5,100,000



ForFriends Inn & Village features a total of 14 keys, including:

- Eight California Craftsman-style B&B rooms**, offering daily gourmet breakfast, evening wine hour, and timeless, intimate charm.
- Six spacious stand-alone cottages** (approx. 650 sq. ft. each) with full kitchenettes, ideal for flexible vacation rentals and extended stays.

FEATURES

- * Studio floor plan with personal front porch
- * California King beds with additional queen or pull-out couch options
- * Kitchenettes with quartz countertops and high-end appliances
- * Walk-in showers in master baths
- * Optional breakfast, wine hour, and housekeeping services

DESIGN

- * Complimentary high-speed WiFi
- * Free self-parking (wheelchair-accessible spaces available)
- * Smoke-free environment
- * Outdoor amenities: BBQ grill, garden, picnic area, terrace
- * Concierge services and tour/ticket assistance

PROPERTY PHOTOS



INVESTMENT HIGHLIGHTS

-  **Turnkey Operation:** Fully renovated in 2022
-  **Revenue Growth:** Proven occupancy and ADR with opportunities to:
 - Expand breakfast and Happy Hour offerings
 - Develop wine tasting experiences
 - Enhance marketing efforts targeting the robust Santa Barbara Wine Country tourism market
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