

OFFERING MEMORANDUM | FOR SALE

The Chalet Inn & Suites | 23 Centershore Rd Centerport, NY 11721

INVESTMENT/REDEVELOPMENT



Commercial



EXECUTIVE SUMMARY

The Chalet Inn & Suites | 23 Centershore Rd Centerport, NY 11721

Building Size:	17,730 SF	Lot Size:	8 Acres
Number of Rooms:	44	Parking:	100 + Spaces
# of Suites:	6 (Six)	Zoning:	C6, C8, R7, R10, R80
Annual Taxes:	\$113,500.00	Sale Price:	On Request

Hotel Investment/Redevelopment Opportunity

Introducing the Chalet Inn & Suites, a family-owned and operated hospitality business nestled on 8 acres overlooking Mill Pond in the heart of Centerport, within the Town of Huntington, Long Island, New York. This rare and unique offering features a two-story, 17,730-square-foot hotel with 44 rooms, including six suites and 38 additional King and Double Bed Units. Re-development potential includes the possibility of converting/redeveloping to townhomes or private banquet hall, restaurant, wedding venue! The meticulously maintained property boasts its own lake, an inground swimming pool, and lush grounds surrounded by mature trees. Centerport, a waterfront town situated on the beautiful North Shore of Suffolk County, offers close proximity to a variety of cultural, outdoor, shopping, and dining experiences. Nearby attractions include the well-known Vanderbilt Museum, The Paramount Theatre, Cold Spring Harbor Whaling Museum, the renowned Walt Whitman Mall, and numerous fine dining establishments. This well-rated inn presents a truly one-of-a-kind opportunity for an experienced hospitality owner or a first-time investor seeking a new and exciting venture. Option for redevelopment to townhome community.

Property Highlights

- Family-owned and operated hospitality business on 8 acres overlooking Mill Pond in Centerport, Long Island, New York.
- Redevelopment Potential: Townhomes, Banquet Hall/Catering Facility, Wedding and Event Venue
- Two-story, 17,730-square-foot hotel with 44 rooms, including six suites and 38 King and Double Bed Units.
- Ideal opportunity for both experienced hospitality owners and first-time investors seeking a unique venture.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

AERIAL VIEW OF PROPERTY

The Chalet Inn & Suites | 23 Centershore Rd Centerport, NY 11721



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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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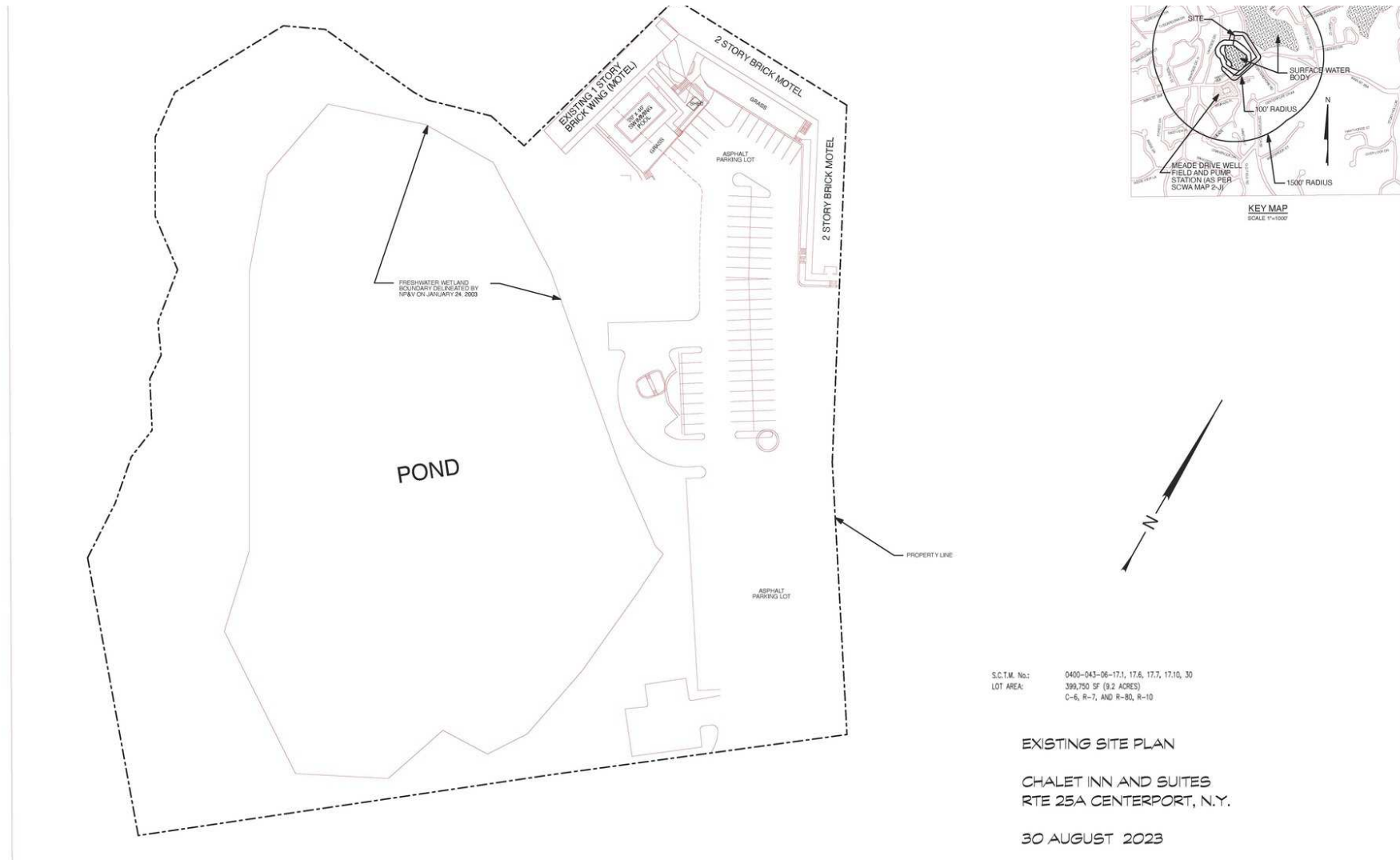
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PROPERTY SURVEY

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OVERVIEW OF PROPERTY

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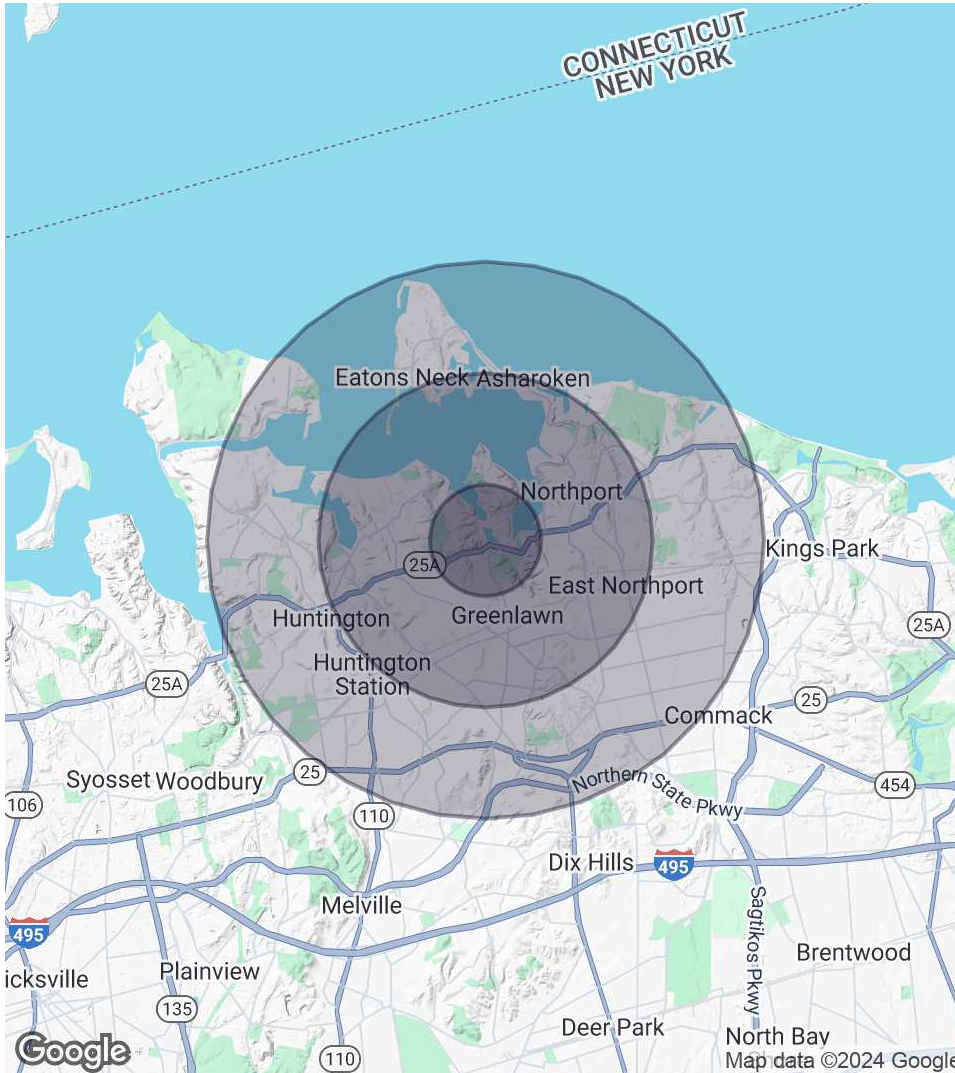
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DEMOGRAPHICS MAP & REPORT

The Chalet Inn & Suites | 23 Centershore Rd Centerport, NY 11721



1 Mile Radius

Population
6,491
Households
2,360
Average HH Income
\$266,574

3 Miles Radius

Population
66,117
Households
24,369
Average HH Income
\$201,234

5 Miles Radius

Population
145,620
Households
50,040
Average HH Income
\$199,918

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President | Commercial Division

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Direct: 631.858.2460 | Cell: 631.834.2626

Professional Background

Michael G. Murphy is the President & Head of Operations of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involves overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing in excess of a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019 and was honored as Long Island Business News Top Commercial Broker for 2017. Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse and more.

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We Are Commercial Real Estate

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.