



392 SLATE RUN ROAD, SLATE RUN, PA 17769



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PENNSYLVANIA GETAWAY DESTINATION

Presenting an extraordinary opportunity to own a boutique hotel in a prime location celebrated for its rich outdoor activities. This exclusive property offers unparalleled access to the renowned Slate Run Stream, recognized as one of the top fly fishing destinations on the East Coast. There is also exclusive access and right of way through the parking lot in the back for access to Slate run stream. Additionally, its proximity to one of the best biking trails in the country, as highlighted by a leading publication, further enhances its appeal.

The hotel boasts strong financial performance, evidenced by an average daily rate (ADR) of \$36.39, which surpasses the Central PA average of \$31.00. With a valuable bar license in place, this property is well-positioned for continued success under new ownership.

Spanning 1.86 acres, the property features 10 well-appointed bedrooms and 12 bathrooms. The hotel also offers a spacious dining room with breathtaking panoramic views, creating a memorable experience for guests. A large parking lot on the side and back of the property provides ample space for guests, with convenient access to the stream.

Opportunities for expansion and additional revenue are abundant. The unfinished basement, extending the entire length of the building and measuring approximately 3,974 square feet, offers potential for creating additional recreational spaces, such as a gaming zone, escape room or any type of revenue generating place. The property is also ideal for hosting weddings, with a high volume of inquiries already being received. Furthermore, the introduction of ancillary services, such as bike, canoe, and boat rentals, or even an ATM and mini-mart, could open new revenue streams. The property also features a full basement and one room with accessibility features, including a ramp, catering to guests with special needs.

Built in 2004, the hotel is constructed with a combination of block, vinyl siding, and some stone accents, all under an asphalt-shingled roof. The building is equipped with modern conveniences, including forced air heating, a propane system, and an outdoor wood furnace.

This hotel represents a unique investment opportunity in a location that draws visitors from around the world, whether for the exceptional fly fishing or the beautiful biking trails. Don't miss out on the chance to own this exceptional property and expand its already successful operations.



EXPANSIVE DECK WITH BREATHTAKING VIEWS





BEAUTIFUL LANDSCAPE ON THE WATER





GORGEOUS EVENT SPACE





TWO FULLY EQUIPPED COMMERCIAL KITCHENS





TEN GUEST BEDROOMS WITH FULL BATHS







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FULL PROPERTY BLUEPRINT



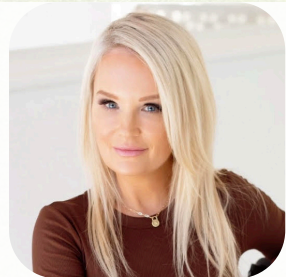
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Property Facts:

Bedrooms: 10
Bathrooms: 12
Parking: Large lot, side and back with more than ample parking space
Year Built: 2004
Subdivision: N/A
Lot Size: 1.86
Basement: Full basement, extends across building
Cooling System:
Heating System: Forced air, propane & outside wood furnace
Water/Sewer: Well/septic
Hot Water: 2 - 75 gallon propane hot water heaters (the water comes into the building) hot water heaters, already hot from the outdoor wood furnace
Fireplace: propane

Exterior Features:

- Block, vinyl siding, some stone, asphalt shingled roof
- One room with accessible use with ramp
- Only property with access to slate run stream!
- Estimated replacement cost for the property would be at 2 million dollars.



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