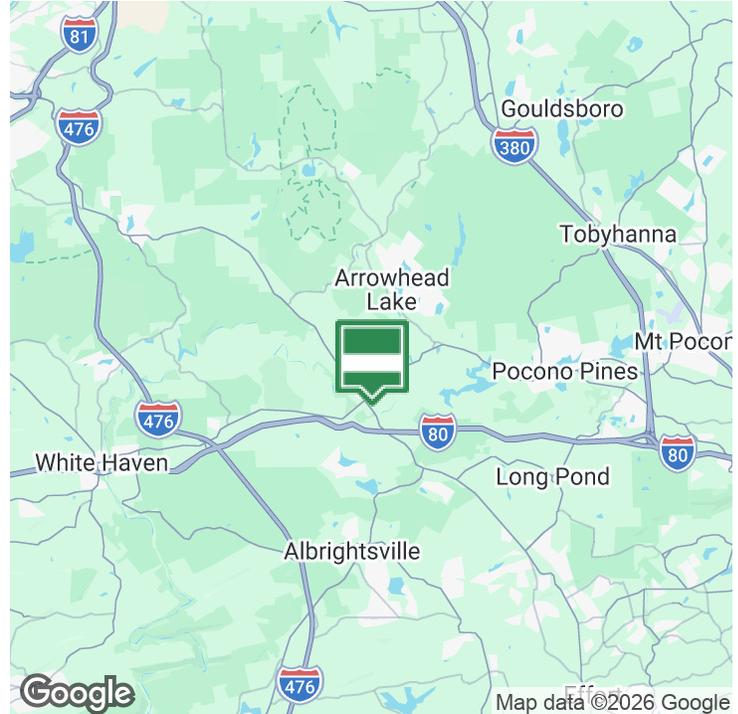


Blakeslee House - Fully Entitled Boutique Inn & Tavern Project

5592 Route 115, Blakeslee, PA 18610



OFFERING SUMMARY

Sale Price:	\$1,100,000
Entitlements:	COMPLETE
Lot Size:	5.62 Acres
Year Built:	1902
Building Size:	9,000 SF
Zoning:	C
Market:	Northeast PA
Submarket:	Poconos
Price / SF:	\$122.22

PROPERTY OVERVIEW

Rare opportunity to acquire a fully approved, reno-ready boutique hotel project in the Pocono Mountains. The sale includes township-approved permits, plans, a complete architectural package, and a fully developed professional boutique hotel brand with a comprehensive marketing strategy. The Blakeslee House - An Intimate Boutique Hotel / Tavern project. This is the revival of a Poconos landmark known as the 'Tobyhanna Falls House' in the early 1900's and 'McGinley's Pocono Trail Lodge' through the latter half of the 20th Century. This project has been thoughtfully repositioned to deliver a premium, experiential hotel product—addressing a clear gap in the local market where upscale boutique inventory remains limited.

Tucked in the heart of the Poconos, The Blakeslee House is a reimagined Dutch Colonial treasure, born in 1902 and to be lovingly restored to its timeless beauty. With just 14 cozy rooms and an option for additional Owner's quarters, it blends rustic charm and modern ease, where every corner whispers warmth and belonging. Thoughtfully designed, it invites guests to sink into cabin-chic comfort, experience genuine hospitality, and connect deeply to the soul of the mountains- a place where history and nature shape every moment. The first floor features a tasteful lobby and chic Tavern/Restaurant with ample seating. The property features public sewer and upside with room to expand into Glamping and other outdoor venues and events.

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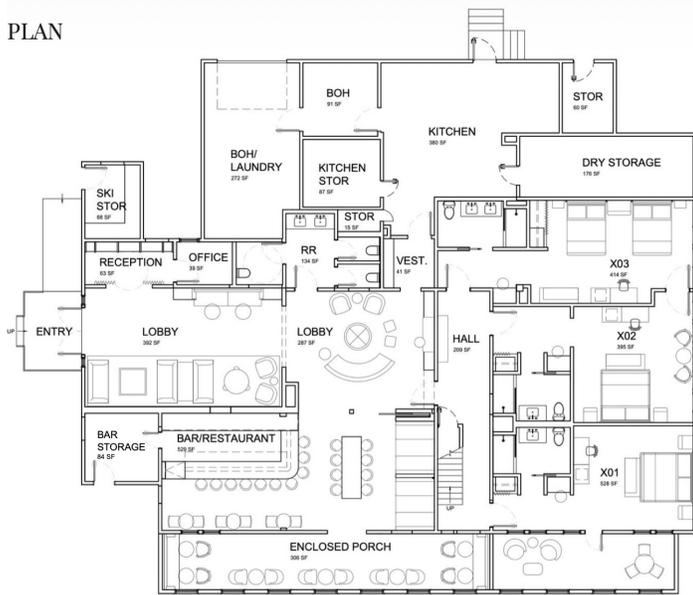
No warranty of representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted. Subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. And any special listing Conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

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PLAN



POCONOS DESCRIPTION

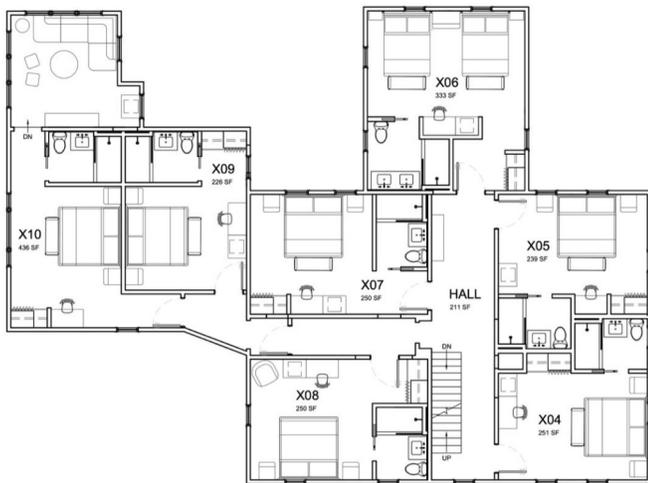
The Poconos remains a strong leisure destination with year-round demand driven by outdoor recreation, regional tourism investment, and proximity to NYC and Philadelphia market areas. While post-COVID rates have normalized, luxury and upscale properties continue to outperform, making this project well-positioned for long-term success. This offering allows a buyer to bypass the most time-consuming and risky phases of development and step directly into execution. All major upfront work has been completed, making this one of the most compelling boutique hotel opportunities currently available in the Pocono market.

LOCATION DESCRIPTION

Centrally located on the busy section of Route 115 which connects Route 80 Exit 284 at Route 940, this parcel has great visibility and drive-by traffic for both locals and tourists in the beautiful Pocono Mountains. Close to Big Boulder and Jack Frost Ski Areas, Pocono Raceway, and upscale resort communities like Lake Harmony/Split Rock and Locust Lake/Arrowhead Lake.

PROJECT FEATURES

- Fully approved, shovel-ready (rare in this market)
- Boutique positioning with minimal direct competition
- Designed for year-round demand
- Premium branding and experiential focus
- Significant upside relative to acquisition and development basis
- Eliminates the most time-consuming and risky phases of development



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THE OPPORTUNITY

The Blakeslee House has been thoughtfully repositioned as a premium, design-forward boutique hotel tailored to today's experiential traveler. All zoning, township approvals, and permit set plans have been secured, making this a truly turnkey development opportunity.

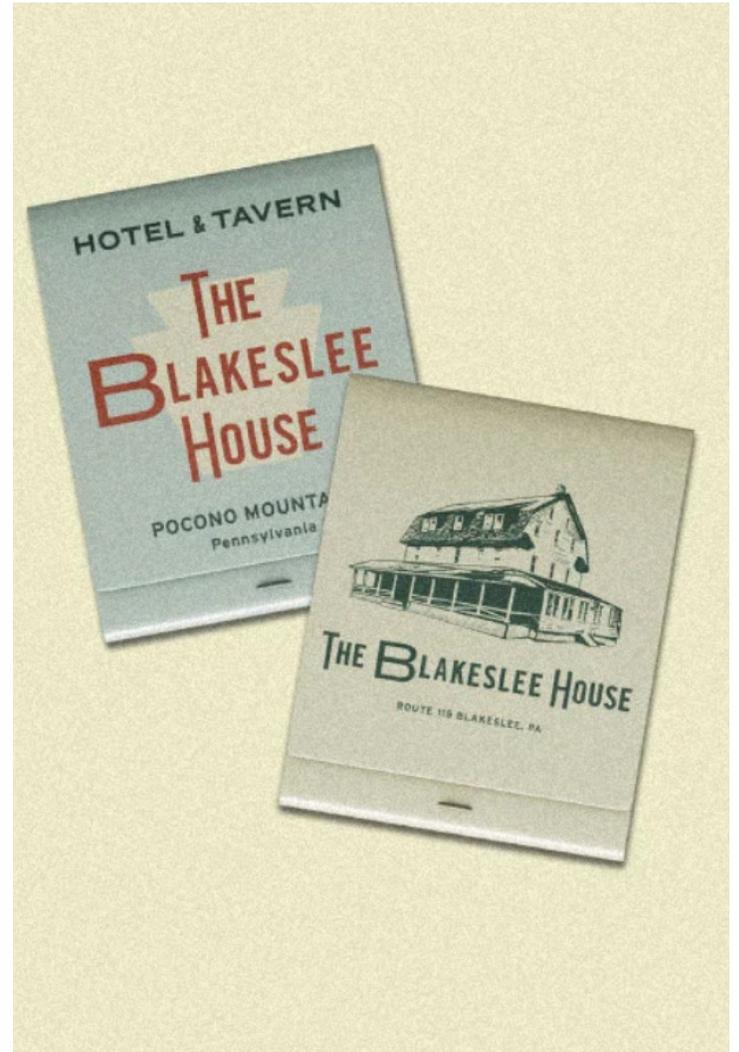
The project is ideally suited for a hospitality developer, investor, or owner-operator looking to enter the Poconos with a differentiated product that fills a clear gap in the market.

INCLUDED IN SALE

- Fully Approved Township & Permit Set Plans (Shovel-Ready)
- Complete Brand Identity & Strategy for The Blakeslee House
- Brand strategy guide
- Naming, positioning, and storytelling
- Visual identity and branding elements
- Marketing & Go-To-Market Framework
- Pre-opening and launch strategy
- Digital, social, and experiential positioning (w/Website)
- 2025 Appraisal Valuing the Project at \$5+m
- Significant upfront development work already completed, saving the next owner time, cost, and entitlement risk

BOTTOM LINE

This is an opportunity to acquire the best boutique hotel project in the Blakeslee / Pocono market, fully approved and ready for execution. The heavy lifting has been done—entitlements, design, branding, and positioning—allowing the next owner to move straight into construction and opening.



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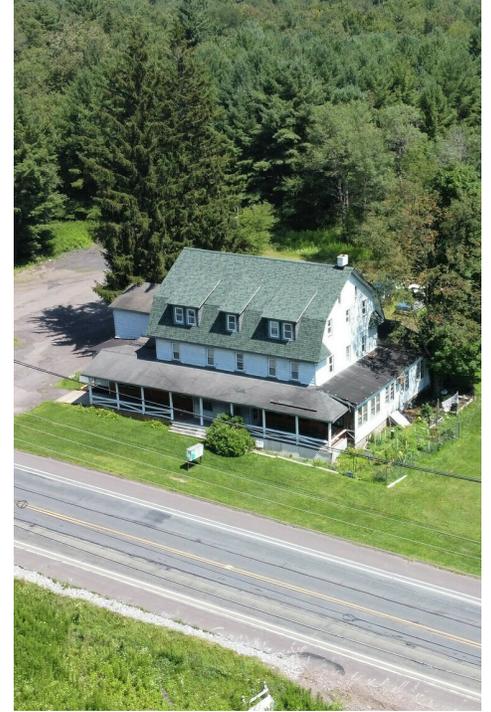
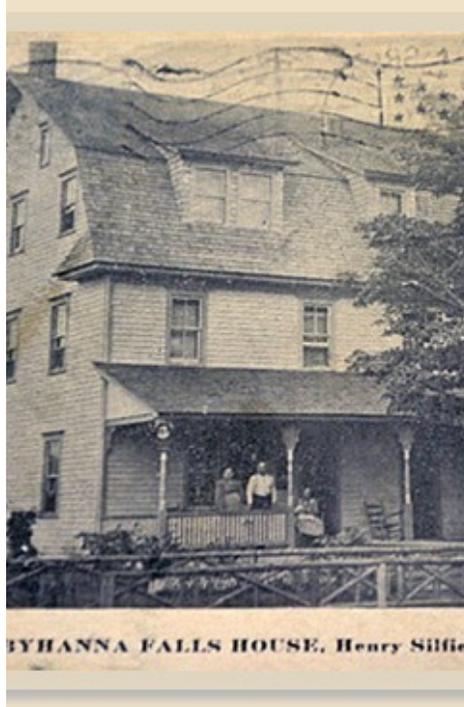
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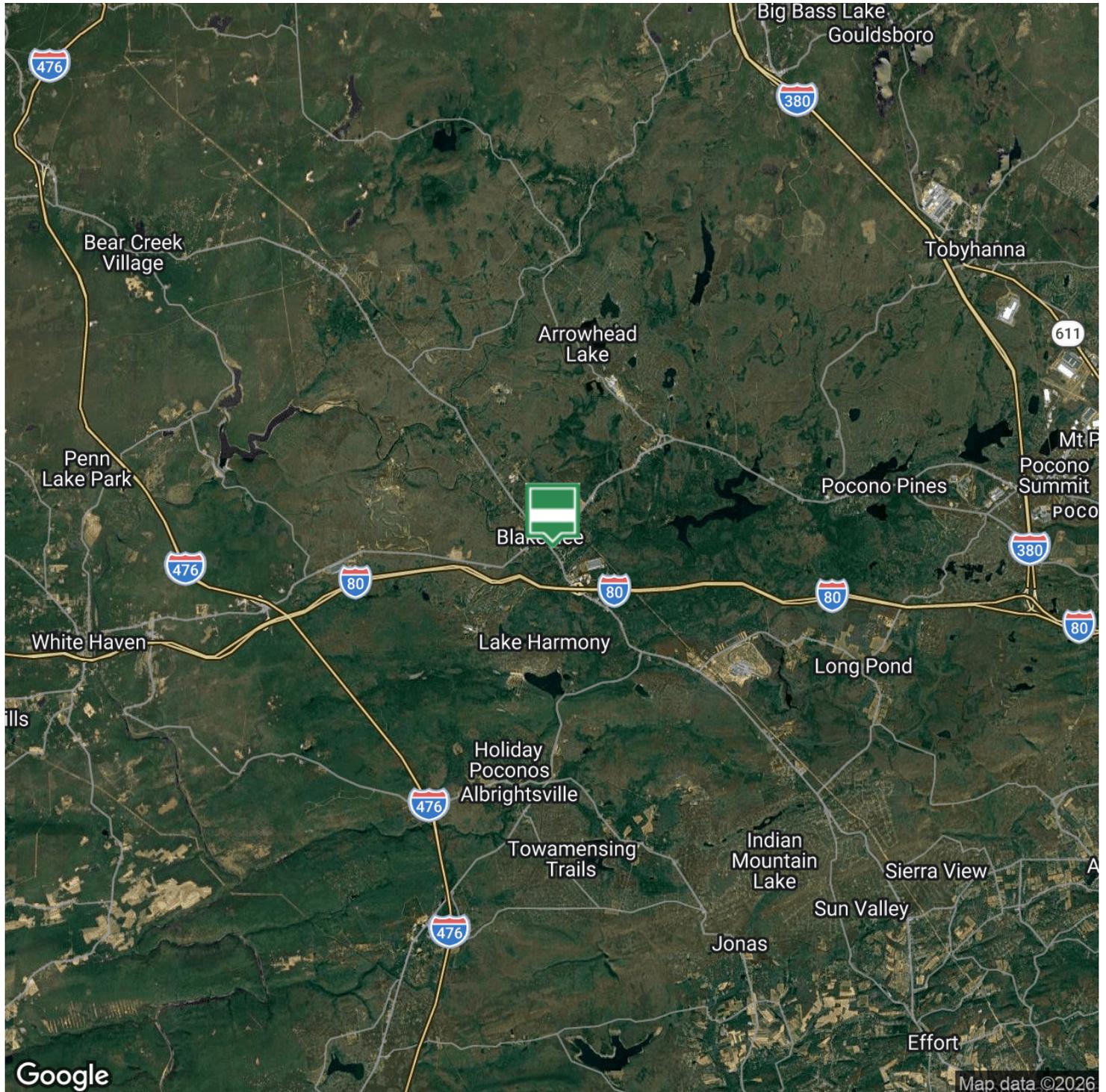
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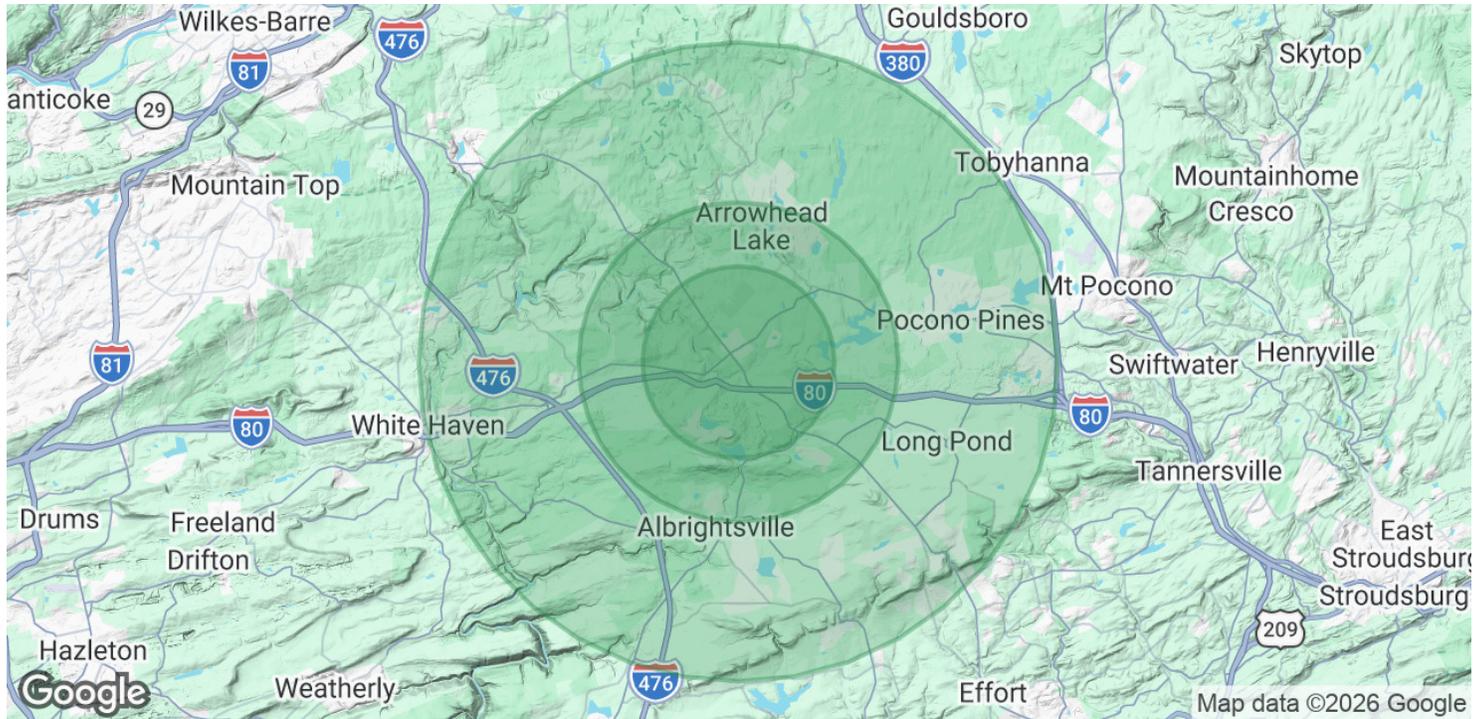
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,229	5,576	38,212
Average Age	47	48	45
Average Age (Male)	47	48	44
Average Age (Female)	47	49	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	981	2,511	15,328
# of Persons per HH	2.3	2.2	2.5
Average HH Income	\$109,416	\$100,082	\$91,549
Average House Value	\$283,316	\$267,640	\$254,250

Demographics data derived from AlphaMap

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