

Property Features

RENOVATION HIGHLIGHTS

New Roof (2020)

All-new exterior doors and nearly all-new windows.

Freshly painted interior/exterior.

Refinished original hardwoods and new carpet.

High-capacity well water filtration system.

INVESTMENT HIGHLIGHTS

Turn-Key Revenue with Confirmed 2026 Bookings:

This income-producing property comes with immediate ROI through confirmed 2026 event contracts.

Enterprise-Grade Smart Tech & Concert AV: A true "Plug & Play" facility featuring a professional UniFi Wi-Fi network that covers the entire 6 acres.

Massive 600-Amp Industrial Power & Infrastructure:

Built for high-capacity performance, the property features three separate 200-Amp services.

INFRASTRUCTURE & POWER

Unrivaled utility capacity with a total of 600-Amp service distributed via three separate 200-Amp meters:

Meter 1: Main building and internal systems.

Meter 2: Rear pole for heavy-duty outdoor event power and lighting.

Meter 3: Roadside service for front acreage power and illuminated signage.

The property also features two brand-new, high efficiency HVAC systems with smart thermostats and a secondary septic system already in place for future expansion.

CONCERT-GRADE AV & TECHNOLOGY

A fully "Plug & Play" facility equipped with:

Professional full-room sound system, mixing board, and wireless microphones.

Smart Stage with built-in wall inputs for seamless instrumentation routing.

Integrated DJ Booth with professional lighting and a laser projector with an electric drop-down ceiling screen.

Enterprise-grade UniFi Wi-Fi system broadcasting high-speed signal across the entire 6 acres, from the roadside to the deep woods.

THE ENCHANTED WOODS (OUTDOOR VENUE)

The cleared forest ceremony space is adorned with hundreds of festoon string lights and supported by a dedicated 30-amp circuit for portable sound and wireless connectivity.

COMMERCIAL CHEF'S KITCHEN & INVENTORY

A fully equipped kitchen featuring brand-new, pro-grade appliances: 6-burner gas range/oven, multi-tier upright, stainless steel warming cabinet, commercial countertop ice maker, large commercial microwave, and double-door refrigeration. The sale includes 220 recently refinished/reupholstered chairs and 10 Lifetime™ commercial tables.

SECURITY & MAINTENANCE

A high-tech fortress featuring smart locks throughout, an integrated camera system with live remote monitoring, and an industrial-grade battery backup unit to maintain all security and cameras during power outages. A robot vacuum and mopping system is included for automated facility maintenance.

BUSINESS POTENTIAL

The sale includes several confirmed 2026 event contracts, providing immediate ROI for the incoming owner.