

Confidential Listing | For Sale

FULL-SERVICE CENTRAL PA EVENT VENUE

Presented By:

Ida McMurray, CCIM, SIOR

PRINCIPAL & SENIOR ADVISOR

imcmurray@capstonecre.com

O: 717.820.1127 X701

C: 717.443.5500

Naomi Brown, CCIM

PRINCIPAL & SENIOR ADVISOR

nbrown@capstonecre.com

O: 717.820.1127 X703

C: 717.819.2825



PROPERTY OVERVIEW

PROPERTY DESCRIPTION

This stunning venue is close to hotels and highways making it convenient for guests while offering a breathtaking country charm setting. The property is over 18+ acres and is beautifully landscaped with multiple ceremony sites, including a large waterfall with a pond, an enchanted forest, and a picturesque stone foundation, each offering its own unique ambiance. Currently only about 10 of the 18+ acres are utilized so there are endless opportunities to expand.

The elegant ballroom has a capacity of 285+ and includes cathedral ceilings with gabled end windows which, in addition to the casement windows, offer abundant natural light to enhance the natural honey-cinnamon hardwood floors. The large patio area and the pavilion are perfect for cocktail hours or picnics.

A farmhouse, constructed in the 1700's, was professionally renovated while keeping the old aesthetics, including the original fireplaces and deep windowsills, intact. It offers a groom's gathering area, a bridal suite with a salon, several rooms to lounge and three porches. The relaxing atmosphere is ideal for the bridal parties to be together and prepare for the special moment. It is also an excellent location for showers, corporate events, and luncheons.

There is a full-service kitchen attached to the ballroom with all the equipment in perfect working order, a walk-in cooler and freezer and an abundance of storage for equipment and supplies.

This is truly a turnkey operation ready for the buyer to add their own touches and build on the outstanding reputation that has set a benchmark in the industry for over 30 years.

Seller financing is possible for a qualified buyer.



PROPERTY HIGHLIGHTS

- Staffed with full-time general manager, bartender, executive chef and a sous chef plus additional part-time and seasonal staff
- Ballroom features a full commercial kitchen with a walk-in cooler and freezer
- +/- 10-20 acres | Exact acreage to be disclosed upon execution of a confidentiality agreement
- Location offers beautiful views and privacy while being centrally located to a large population center
- Seller financing possible for qualified buyer

OFFERING SUMMARY

Sale Price:	\$2,900,000
Included in sale:	Real estate (two structures), estate venue, full-service catering business
Seating Capacity:	Farmhouse: +/- 70 Ballroom: +/- 280-300 plated



Ida McMurray, CCIM, SIOR
PRINCIPAL & SENIOR ADVISOR
imcmurray@capstonecre.com

Naomi Brown, CCIM
PRINCIPAL & SENIOR ADVISOR
nbrown@capstonecre.com

O: 717.820.1127 X701 C: 717.443.5500 O: 717.820.1127 X703 C: 717.819.2825

ADVISOR BIO

Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

Ida McMurray

CCIM, SIOR

Principal & Senior Advisor

imcmurray@capstonecre.com

(O) 717.820.1127 x701

(C) 717.443.5500

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



Ida McMurray, CCIM, SIOR

PRINCIPAL & SENIOR ADVISOR
imcmurray@capstonecre.com

O: 717.820.1127 X701 C: 717.443.5500

Naomi Brown, CCIM

PRINCIPAL & SENIOR ADVISOR
nbrown@capstonecre.com

O: 717.820.1127 X703 C: 717.819.2825

ADVISOR BIO

Naomi transitioned to commercial real estate in 2014, quickly becoming an expert in land and multifamily investments. Since her licensure as a Broker in Pennsylvania and Maryland in 2018, her hard work and keen eye for value have contributed to millions of dollars in closed transactions. Naomi leverages market data and strong negotiation skills to ensure each client's property value is maximized on the holding period and at sale. Her passion for serving others, coupled with her drive for knowledge and creative thinking, has led to a strong track record of results-oriented service for clients and colleagues. Raised in Lancaster County in a Mennonite farming family, Naomi learned the value of hard work and collaboration from a young age. She is a co-leader for the Lancaster chapter of InvestHer, and is involved with the York Toastmasters organization where she's earned the designations of Competent Communicator, Competent Leader, and Advanced Communicator Bronze. Naomi lives in Central PA with her husband and four children.

Naomi Brown

CCIM

Principal & Senior Advisor

nbrown@capstonecre.com

(O) 717.820.1127 x703

(C) 717.819.2825

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



Ida McMurray, CCIM, SIOR
PRINCIPAL & SENIOR ADVISOR
imcmurray@capstonecre.com

Naomi Brown, CCIM
PRINCIPAL & SENIOR ADVISOR
nbrown@capstonecre.com

O: 717.820.1127 X701 C: 717.443.5500 O: 717.820.1127 X703 C: 717.819.2825

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Capstone Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Capstone Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Capstone Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Capstone Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Capstone Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Capstone Commercial in compliance with all applicable fair housing and equal opportunity laws.