



The
**HISTORIC
BEAUMONT INN**

INCLUDES OLD OWL TAVERN &
DEVELOPMENT LAND

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present the Beaumont Inn, **a 27-room English style country retreat and culinary staple in the heart of central Kentucky's rolling bluegrass, now in the 105th successful year of operation.** This is an opportunity a century in the making with a bright future for the next generation inn keeper.

The James Beard Award-winning Beaumont Inn has been operated by generations of the same family since its opening, building a **legacy of hospitality** that defines Harrodsburg, Kentucky. The opportunity is now available for a buyer outside the family to step in, grow the business, and refine the plan for its next chapter, encompassing **~32,000 square feet, ~26 acres of improvable land, and a timeless tradition of Southern hospitality.**

The perfect fit to usher The Beaumont Inn into the next 100 years of excellence will be hospitality enthusiasts with a heart for tradition and a mind for storytelling/marketing. **Opportunities include increased online presence, Airbnb, VRBO options, the addition of an event center or gathering place for weddings, and development of appropriately zoned commercial land included in the purchase.** Current owners will work with prospective purchaser to ensure a smooth tradition, as they transition to retirement.



PROPERTY DETAILS AND HIGHLIGHTS

ADDRESS	638 Beaumont Inn Drive Harrodsburg, KY 40330
BUILDING NAME	The Beaumont Inn
SALE PRICE	\$3,300,000
BUILDING SIZE	~ 32,000 SF
LOT SIZE	~ 26 Acres
YEAR BUILT ORIGINAL STRUCTURE	1845
ZONING	B-2

Nestled in close to historic downtown Harrodsburg, Ky, the Beaumont Inn sits less than 10 miles from Centre College in Danville, and under 40 miles from the University of Kentucky. Other attractions include the nationally known Keeneland horse racing track under 40 minutes away, not to mention Kentucky's major cities nearby: Lexington (40 miles away), and Louisville (under 75 miles away). The Beaumont Inn is centrally located and easy to reach from major highways.

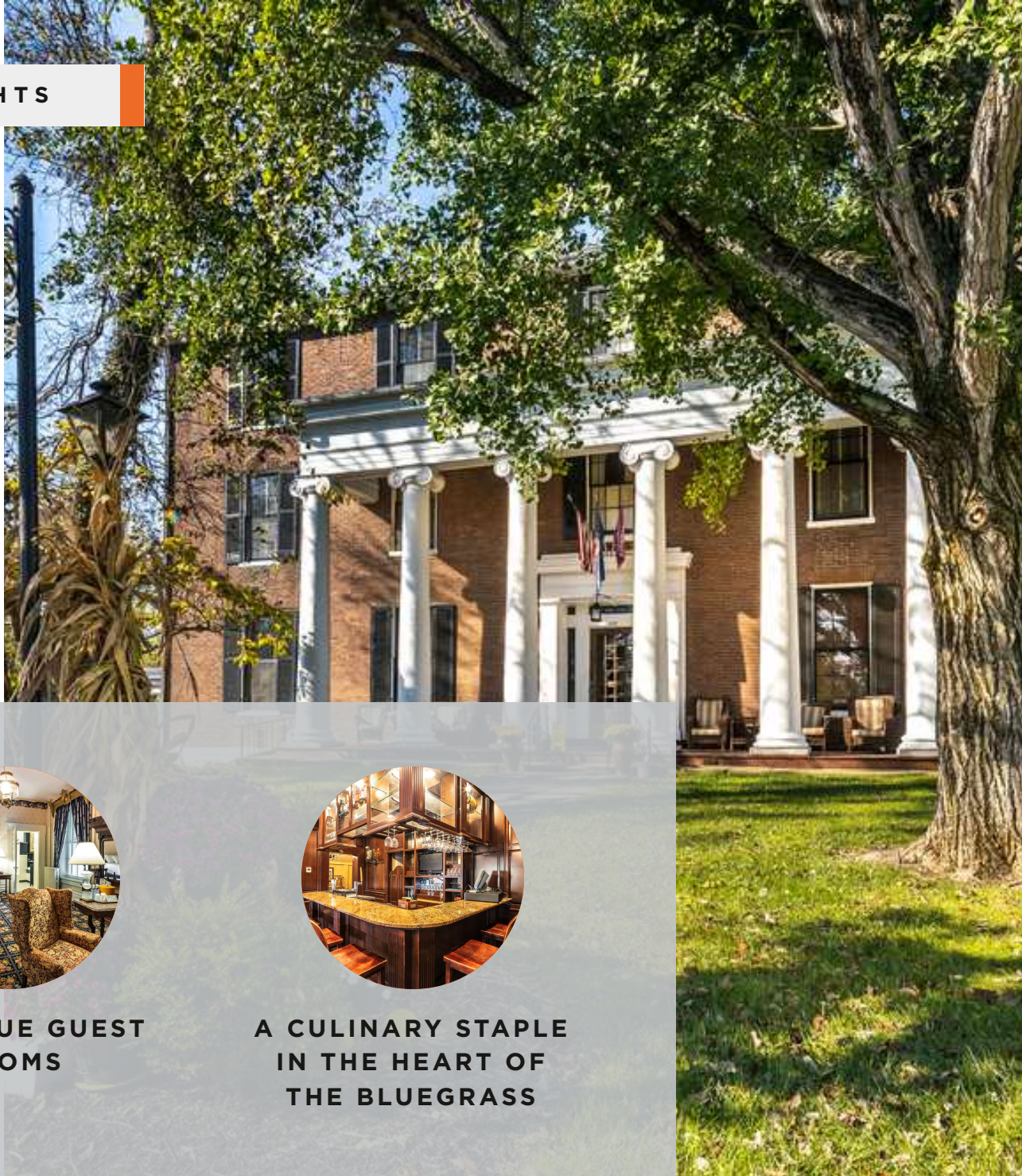
*For media requests and/or potential purchasers: the current owners ask that their privacy, as well as the privacy of their hard-working staff be respected during the marketing process, but invite any potentially interested parties to come and enjoy the best of what makes the inn so special: the hospitality, elegant rooms, dinner/drinks in the Old Owl Tavern, walking the wooded and beautiful property, perusing the gift shop, and more. **The Inn is open for business and continues to serve satisfied customers. Reservations and more info can be found at www.beaumontinn.com.** Come and taste all the property has to offer!*



- Grosses ~1.2 MM through businesses onsite, please inquire with agent for financial details
- Sits on ~26 acres zoned B—2, including undeveloped frontage on Hwy 127
- In operation since 1919 — over 105 years!
- Turnkey Inn, restaurant, gift shop, bar, all included in sale
- James Beard Award Winning Food (2015)
- 27 unique guest rooms for travelers to enjoy

PROPERTY DETAILS AND HIGHLIGHTS

- Sits on ~26 acres - Built in 1845
- Inn offers on-site restaurant, bar and pool
- 27 unique guest rooms
- 30 minutes outside Lexington, KY / Keeneland Race Course
- 15 minutes from Centre College
- Close proximity to the Kentucky Bourbon Trail
- Well-kept turnkey business
- Mercer County is in a significant growth and development phase with recent industrial announcements.
- Functional swimming pool



**SUCCESSFULLY
OPERATING FOR 105
YEARS**



**27 UNIQUE GUEST
ROOMS**



**A CULINARY STAPLE
IN THE HEART OF
THE BLUEGRASS**

PROPERTY & IN-ROOM AMENITIES



IN-ROOM AMENITIES

- Central air conditioning / heat with individual room controls
- Private bathrooms
- Cable television
- Complementary Wifi access
- Coffee makers
- Antique furnishings
- Iron and ironing board
- Hair dryer
- Same day laundry service
- High quality linens

PROPERTY AMENITIES

- Coffee service provided to all guests in the Main Dining Room
- Complementary Southern breakfast serves daily in the Main Dining Room
- Outdoor pool
- Manicured gardens
- Historic buildings dating back to 1845
- Antique furnishings
- On-site bars and restaurants
- Meeting space available for banquets, business meetings and conferences
- Complementary parking
- Gift shop featuring local artists
- Private bourbon tastings
- Recipient of the James Beard Foundation America's Classic Award



BUILDING DETAILS



THE MAIN INN

17 GUEST ROOMS

DINING ROOM THAT SEATS 100 GUESTS

MULTIPLE SITTING AND MEETING AREAS

KITCHEN CONNECTING TO RESTAURANT AND BAR

BUILT IN 1845

27,468 SQUARE FEET



GODDARD HALL

10 GUEST ROOMS

IDEAL FOR SMALL GROUPS OR FAMILY REUNIONS

COVERED PORCH FOR GATHERING AND INDOOR SEATING AREAS

BUILT IN 1935

4,064 SQUARE FEET

BUILDING DETAILS



OLD OWL TAVERN

SEATS 75 INSIDE / 16 ON THE PATIO

EXTENSIVE BOURBON COLLECTION

23 FOOT MAHOGANY BAR

OPENED IN 2004

ONE OF, IF NOT THE, MOST POPULAR RESTAURANT IN HARRODSBURG, KY.



OWL'S NEST PUB

SEATS 40

OPENED IN 2009

HARRODSBURG IS BOOMING

APPLE IS MAKING A NEW \$2.5 BILLION COMMITMENT TO ESTABLISH THE WORLD'S LARGEST SMARTPHONE GLASS PRODUCTION LINE IN CORNING'S HARRODSBURG, KENTUCKY, MANUFACTURING FACILITY

Mercer County Ky, Home of Harrodsburg, Ky, is BOOMING

Apple's \$2.5 billion expansion in Harrodsburg is more than just a factory investment, it's a long-term economic engine. The project will bring **hundreds of high-paying jobs, attract engineers and executives from around the world, and shine a global spotlight on a historic Kentucky town.** With more corporate travel, business partners, and new families coming into the area, demand for high-quality lodging, dining, and gathering spaces will only grow.

As the region's premier hospitality landmark, **the Beaumont Inn is positioned to capture this surge in activity**, offering investors a unique opportunity to benefit directly from Harrodsburg's transformation into a thriving hub of innovation and commerce.



958 ACRE PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY

Harrodsburg's Wilkinson Megasite is a nationally competitive industrial launchpad. With **958 contiguous acres zoned for heavy industry**, immediate highway access, over 1.5 miles of Norfolk Southern rail frontage, and major utility infrastructure (high-voltage electricity, natural gas, water, wastewater, and fiber), **this site is primed to attract major manufacturers or logistics operations.**

As development unfolds, **expect a surge in business travel, supplier visits, and workforce population moving into the area**, creating growing demand for upscale lodging and event spaces. The Beaumont Inn, already a beloved landmark, will be uniquely positioned to serve as the preferred destination for executives, visiting professionals, and families drawn to Harrodsburg's transformation, and to **reap the long-term rewards** of the region's industrial emergence.

HARRODSBURG, KY





PERRYVILLE BATTLEFIELD

Kentucky's tourism industry generated over \$15 billion in 2017, supporting more than 195,000 jobs and producing \$1.5 billion in tax revenue, including \$202 million for local communities. Building on its signature strengths — **horses, bourbon, music, arts, outdoors, and cuisine** — the state continues to attract both domestic and international visitors as a top-tier travel destination.

The Perryville Battlefield, one of the most significant Civil War sites in the nation, draws history enthusiasts, educators, and families year-round. Each fall, large-scale reenactments bring the battle to life, attracting thousands of spectators who come to experience Kentucky's role in shaping American history. Whether attending an event, exploring the rolling fields, or visiting the museum, travelers are immersed in a powerful story of heritage and sacrifice. The Beaumont Inn offers the perfect place to stay nearby—blending history, tradition, and Southern charm for those eager to explore Kentucky's past.



OLD FORT HARROD STATE PARK

Old Fort Harrod State Park showcases Kentucky's earliest frontier days with a **full-scale replica of the 1774 fort built by James Harrod, the first permanent settlement west of the Alleghenies.** Visitors enjoy historical demonstrations, outdoor concerts, and the Lincoln Marriage Temple, which houses the cabin where Abraham Lincoln's parents were wed. The park's living history atmosphere makes it a favorite for families, school groups, and heritage travelers alike. Guests who choose the Beaumont Inn can complement their journey into Kentucky's pioneering history with an overnight stay in one of the state's most iconic and storied landmarks.



THE KENTUCKY BOURBON INDUSTRY

- Kentucky is the birthplace of bourbon
- Bourbon is **\$8.6 billion signature industry** in Kentucky
- The bourbon industry generates more than 20,100 jobs in Kentucky
- Bourbon production has skyrocketed more than 360% since the turn of the century
- Bourbon is **revolutionizing Kentucky tourism** and pouring much needed revenue into local communities
- 70% of Kentucky Bourbon Trail visitors are from outside Kentucky



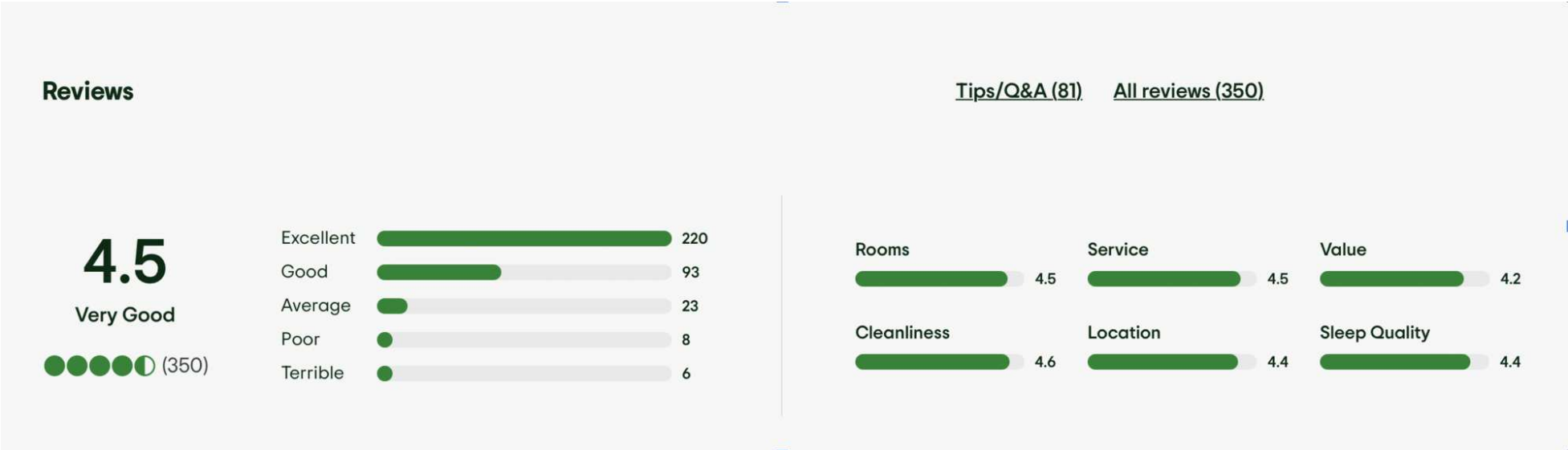
THE NORTON CENTER FOR THE ARTS

Located just minutes from Harrodsburg in Danville, the Norton Center for the Arts at Centre College is one of **Kentucky's premier cultural destinations**. Hosting world-class performances ranging from Broadway shows and symphonies to contemporary artists and global touring acts, the Norton Center **attracts visitors from across the region**. Guests seeking a refined evening of arts and entertainment will find the Beaumont Inn an ideal retreat, pairing the richness of Kentucky's cultural scene with the comfort and hospitality of an historic inn.

THE KENTUCKY BOURBON TRAIL



TRIP ADVISOR REVIEWS



 **Victoria F**
Elizabethtown, Kentucky • 44 contributions • 2 helpful votes



A stay @Beaumont Inn, Harrodsburg, Ky

A quaint place to stay in Harrodsburg while attending an event held in one of the 3 buildings on the property. I made the reservation online a couple of weeks ahead of the stay, got an email confirming then decided to also call to make sure all was in order. The front desk attendant was friendly and assured me the booking was in place. We quickly checked in on arrival and decided to have a bite to eat in the cozy tavern attached to the pub & main building @ the inn. The service there was quick & friendly as well with a good selection. I had the Chicken liver dinner. It was hot and delicious. Next we took our bags across the street to our room in Goddard Hall. We reserved a room with a queen & foldaway Murphy bed. I found the room spacious & comfortable.... thermostat was set @70° which was comfortable. The bathroom was also spacious and accommodating. The event we attended took place in the 3 rd building on the property in Greystone House. The beds were comfortable. When we woke we returned to the Main Inn for the breakfast that was included with lodgings. We explored the inn to find many lovely antiques & decorated beautifully for the Christmas holiday. I enjoyed the breakfast choices. A beautiful property with a friendly, helpful staff. I would definitely stay there again.

 **Mike**
Park Hills, Kentucky • 20 contributions • 1 helpful vote

The Beaumont Inn & staff are a Kentucky Treasure!

We had a group of four couples stay at the Beaumont Inn in Harrodsburg, Kentucky this past weekend. The Inn and staff were outstanding and all went out of their way to make all of us all feel very special. The Inn is a Kentucky Treasure and its history has hosted many celebrities including a former President. It's an elegant southern mansion and Inn with a wonderful and friendly staff who are examples of true southern hospitality. The Tavern and the Owl's Nest food and staff made out weekend. A southern culinary treat with a modern flair. The deserts especially the traditional Kentucky Bread Pudding was wonderful. We felt like we walked back in time. The Beaumont Inn is a place where the experience, food and staff bring you back again and again. This was our third visit with many more in the future.

[Read less](#) ^

 **Tip:** On your visit take in Keeneland, Shaker Village, Fort Harrod or just enjoy a wonderful weekend at the Beaumont Inn

 **Chrissy K**
5 contributions



Pre thanksgiving getaway ❤️

My husband and I wanted a little get away before the chaos of thanksgiving with our large family. We had one night at the inn, dinner at the tavern and a wonderful breakfast. Everyone was so kind and the accommodations were very clean and comfortable.

Date of stay: November 2023
Trip type: Traveled as a couple



GALLERY



GALLERY



GALLERY



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIO



JUSTIN RYDER, CCIM

Advisor

justin.ryder@svn.com

Direct: **859.306.0617** | Cell: **859.447.3285**

PROFESSIONAL BACKGROUND

Justin Ryder, CCIM is a distinguished Advisor at SVN Stone Commercial Real Estate, specializing in multi-family and auto-related investment sales. With over 184 transactions across Central Kentucky, Justin excels in maximizing property value through exclusive listings and comprehensive project management, including development land and stabilized properties.

A 4-time national award winner for sales volume at SVN, Justin was honored as the company-wide "Influencer of the Year" in 2023 for his impactful presence in commercial real estate media on platforms like LinkedIn, Twitter, and YouTube. He earned the globally recognized CCIM designation in 2021, signifying mastery in financial and market analysis, investment strategy, and ethical business practices. Justin has also served as President of the Lexington CCIM Chapter twice.

In addition to his real estate expertise, Justin is a partner and consultant with Bluegrass Business Advisors, continuing the firm's legacy of business brokerage in Central Kentucky since 1982.

A devoted family man, Justin and his wife, Libby, are proud parents to three wonderful daughters. He considers it a privilege to raise his family in such a vibrant community. Outside of work and family life, Justin is an avid CrossFitter, an enthusiastic reader, a passionate UK fan, and a dedicated Green Egg grilling connoisseur.

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ADVISOR BIO



JOHN SOPER

Advisor

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Direct: **859.306.0622** | Cell: **859.608.0256**

PROFESSIONAL BACKGROUND

Prior to joining SVN John served as the Executive Director of the Woodford County Economic Development Authority (EDA) for 5 years and as its Chairman for 10 years. During John's tenure the EDA attracted three major new employers to the County, More Than A Bakery, Lakeshore Learning and American Howa of Kentucky, The EDA also resurrected a failed industrial park, Midway Station, into a productive job producing revenue center. John grew up in Carlisle on a family farm and started his 42 year banking career while attending Centre College and graduating from the University of Kentucky in 1977. He paid for college by working part time for Kentucky Group Banks and after graduation went on to work in community banks in North Middletown, Nicholasville, Danville, Lexington and Versailles. He served as CEO of Bank of Danville and Citizens Commerce in Versailles. John has served on the Board of Trustees of both Ephraim McDowell Hospital in Danville and Bluegrass Community Hospital in Versailles and as a member of the Workforce Innovation Board for the 17 county Central Kentucky region. John is married to Rita, a licensed clinical social worker in private practice. John met Rita while volunteering for United Way and when Rita was the Executive Director of the Florence Crittenton Home. John and Rita live in Versailles and have both been very active in community service. They have one son, Jon Tongate, who with his wife Amber reside in Lexington.

EDUCATION

Centre College
BA University of Kentucky
Graduate School of Banking University of Wisconsin

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.