



NewGenAdv.com

EXCLUSIVE LISTING:
**Hunnewell's
Cottages**

2060 US Highway 27
N. Avon Park, FL
33825

Andrew Post
Senior Vice President
CA #1960611

Ryan Bleier
Associate
CA #02249921

Ronald Clyde Robbins
Cornerstone Commercial
Associates, LLC
Designated Broker
FL #BK3209179



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EXCLUSIVELY LISTED BY:

Andrew Post
Senior Vice President
apost@newgenadv.com
C: (805) 557-8857
CA #1960611

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INVESTMENT PROFILE

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Andrew Post

Senior Vice President
apost@newgenadv.com
C: (805) 557-8857
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The Bowman Post Group of NewGen Advisory proudly presents Hunnewell's Cottages, a 16-room hotel on 2.23 acres along Highway 27 in Avon Park, FL, offering excellent visibility and steady guest traffic. Featuring fully equipped kitchens, private patios, and modern finishes, this versatile property is perfect for hospitality, assisted living, or a boutique retreat or even a picturesque wedding venue. Just a short drive from Disney World, Legoland, and Highland Hammock Park, it's an exceptional investment opportunity in Florida's booming, tax-friendly real estate market.



OFFERING SUMMARY

	Sale Price:	\$2,699,000
	Building Size:	10,000 SF
	Lot Size:	2.23 ACRES
	Year Built:	1969
	Number of Rooms:	15

PROPERTY HIGHLIGHTS

- 15 Units, Interior corridor
- Priced at \$179,933/key
- Optimal Opportunity for Owner-Operators
- High Barrier to Entry for Competitors
- Seller Financing Available for Qualified Buyers
- Efficient and Cost-Effective Operations
- Minimal Competition Near the Exit
- Just a short drive from Disney World, Lego Land, Sebring Raceway, and many other popular Florida attractions



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PROPERTY IMPRESSIONS

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NATURE LOVERS

The Wildflower Shrine Walk offers a unique opportunity to discover native wildflowers and the endangered Florida scrub habitat, with exceptional beauty during the Annual Pygmy Fringe Tree and Wildflower Festival. Nearby, Lake Anoka and Lake Glenada provide excellent spots for fishing, boating, and enjoying scenic views. Additionally, Avon Park is just a short drive from several state parks, including Highlands Hammock State Park and Lake Kissimmee State Park, where visitors can explore diverse ecosystems and engage in various outdoor activities.



ARTS & CULTURE

Avon Park is known as the "City of Charm," with tree-lined streets, a mile-long mall, and the historic Jacaranda Hotel. It offers a charming and relaxed atmosphere. The Museum of Florida Art and Culture (MOFAC), located on the South Florida State College campus, showcases a diverse art collection and artifacts from local archaeological digs. The Alan Jay Wildstein Center for Performing Arts offers a variety of performances, including music, theater, and dance. For a glimpse into local history, the Depot Museum provides insights into the rich heritage of Avon Park and its surrounding areas.



RECREATION

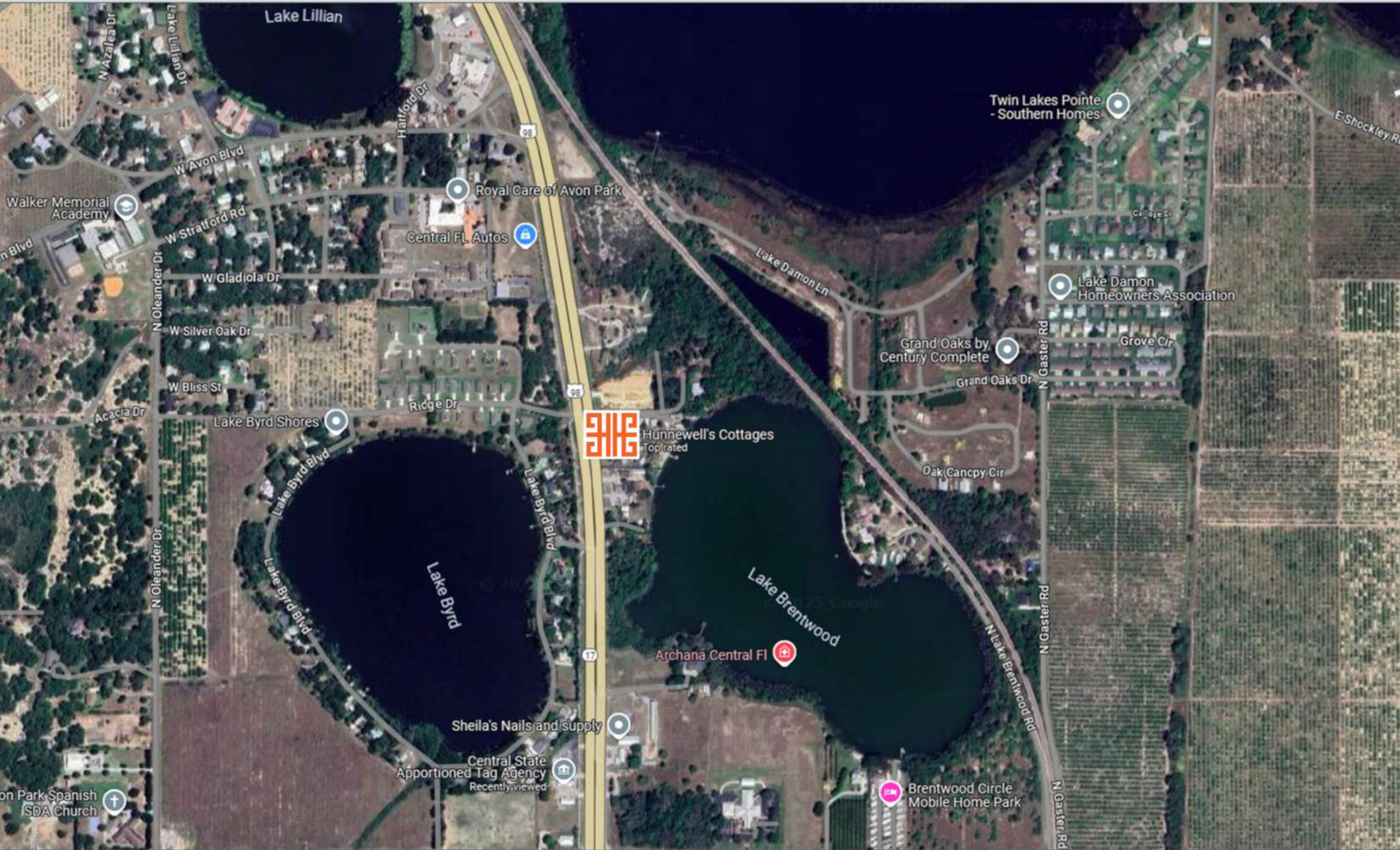
Highlands Ridge Golf Course offers a challenging and enjoyable experience for golfers, while Pinecrest Golf Club and River Greens Golf Course are also popular choices for those looking to enjoy a round of golf. For outdoor relaxation, Donaldson Park offers a lovely green space perfect for picnics, strolls, and enjoying nature, while the Durrah Martin Complex provides additional recreational opportunities. Other nearby attractions include the Sebring International Raceway, a must-visit for racing enthusiasts, and Bok Tower Gardens, a stunning botanical garden featuring a historic carillon tower and breathtaking views.

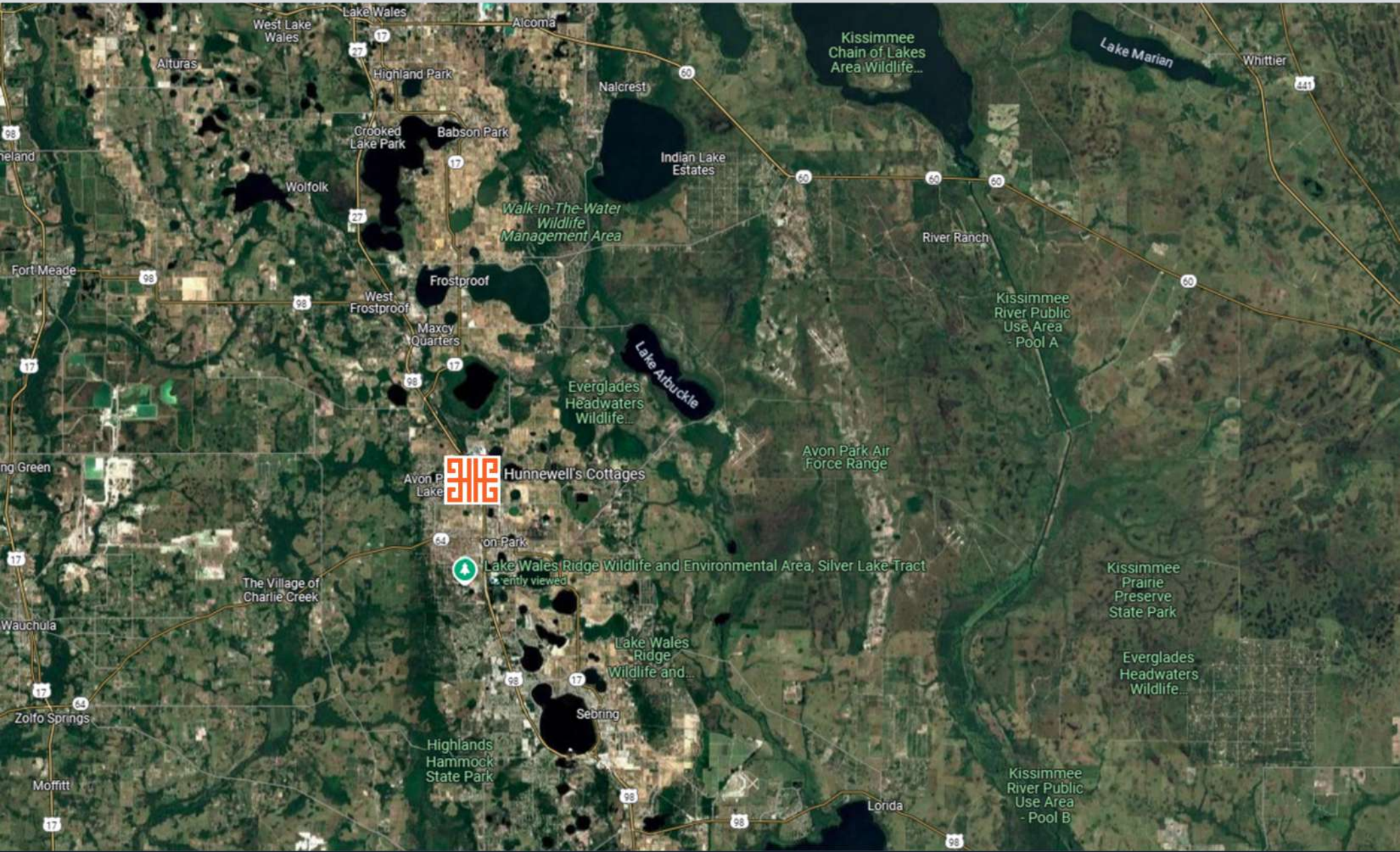




LOCATION MAP

Hunnewell's Cottages Avon Park, FL







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SALES COMPARABLES

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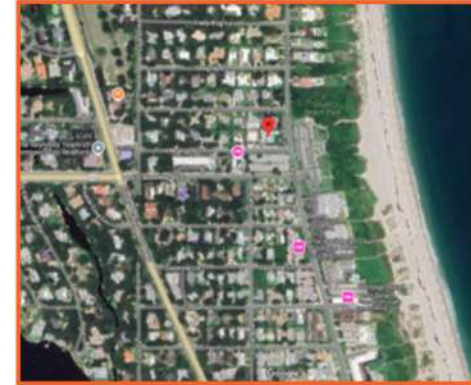
Monterey Inn & Marina
300 SW Monterey Rd. Stuart, FL

Price:	\$5,500,000
Lot Size (AC):	0.32
Building Size (SF):	6,254
Price\Unit:	\$305,556
No. Units:	18



South Beach Place
1705 Ocean Dr. Vero Beach, FL

Sold Price:	\$4,200,000
Lot Size (AC):	0.55
Building Size (SF):	8,734
Price\Unit:	\$233,333
No. Units:	18



Port d'Hiver Bed & Breakfast
201 Ocean Dr. Melbourne Beach, FL

Sold Price:	\$3,600,000
Lot Size (AC):	0.72
Building Size (SF):	13,540
Price\Unit:	\$300,000
No. Units:	12





Anchor Inn & Cottages
1245 Periwinkle Way, Sanibel, FL

Price:	\$3,200,000
Lot Size (AC):	2.44
Building Size (SF):	9,970
Price\Unit:	\$266,667
No. Units:	12



My Sarasota Getaway
119 Tamiami Trail N, Nokomis, FL

Sold Price:	\$3,000,000
Lot Size (AC):	1.21
Building Size (SF):	7,162
Price\Unit:	\$130,435
No. Units:	23



East Trail Motel
11381 Tamiami Trail E., Naples, FL

Sold Price:	\$1,900,000
Lot Size (AC):	0.59
Building Size (SF):	5,463
Price\Unit:	\$146.154
No. Units:	13



SALES COMPS SUMMARY

Hunnewell's Cottages Avon Park, FL

	Property Name	Last Sale Price	No. Rooms	Year Built	Price/Unit
1	Hunnewell's Cottages Listing Address	\$2,699,000	15	1969	\$179,933
2	Monterey Inn & Marina 300 SW Monterey Rd, Stuart, FL	\$5,500,000	18	1972	\$305,556
3	South Beach Place 1705 Ocean Dr, Vero Beach, FL	\$4,200,000	18	1956	\$233,333
4	Port d'Hiver Bed & Breakfast 201Ocen Ave, Melbourne Beach, FL	\$3,600,000	12	2007	\$300,000
5	Anchor Inn & Cottages 1245 Periwinkle Way, Sanibel, FL	\$3,200,000	12	1959	\$266,667
6	My Sarasota Getaway 119 Tamiami Trail N, Nokomis, FL	\$3,000,000	23	1952	\$130,435
7	East Trail Motel 11391 Tamiami Trail E, Naples, FL	\$1,900,000	13	1961	\$146,154
8	Royal Palms Motel 627 S Federal Hwy, Stuart, FL	\$1,825,000	19	1959	\$96,053
Averages		\$3,240,500	16	-	\$188,997





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ANDREW POST
SENIOR VICE PRESIDENT
apost@newgenadv.com
DIRECT: 805.557.8857

PROFESSIONAL BACKGROUND

Andrew's history in the hospitality business spans from his youth, growing up in a family-run hotel to working the front desk directly after graduating college, and now owning a hotel with his wife. His vast knowledge of operations and investment strategy has made him a trusted advisor to many families over the years. Andrew's experience and connections in financing as well as his understanding of franchising has allowed him to assist clients in all aspects of the transaction process and grow their portfolios. Andrew resides in the Los Angeles area with his wife of ten years and their four children.

EDUCATION

Bachelor's Degree - University of California, Santa Barbara

MEMBERSHIPS

California Lodging Industry Association
Lifetime Hotelier Member - Asian American Hotel Owners Association



Ryan Bleier

ASSOCIATE

rbleier@newgenadv.com

DIRECT: 805.557.8943

PROFESSIONAL BACKGROUND

Ryan, a UCLA graduate, launched his professional career after graduation in Los Angeles, gaining valuable experience at United Talent Agency and the Los Angeles Clippers. Known for his strong work ethic and ability to build meaningful connections, he developed a reputation for excellence with his clients. Driven by his passion for working with people and providing the utmost hospitality, Ryan transitioned into brokerage and joined The Bowman Post Group. With NewGen Advisory's expertise, resources, and dynamic approach, he has honed his skills and cultivated lasting relationships with clients. His commitment to excellence ensures seamless and successful transactions, whether buying or selling properties.

EDUCATION

Bachelor's Degree - University of California, Los Angeles

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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 NewGen Advisory, LLC in compliance with all applicable fair housing and equal opportunity laws.



NewGen
ADVISORY

Arizona

1747 E Morten Avenue
Suite 202
Phoenix, AZ 85020

California

31225 La Baya Dr
Suite 103
Westlake Village, CA 91362

Colorado

7900 E Union Ave
Suite 1100
Denver, CO 80237

Georgia

3348 Peachtree Rd NE
Ste 700
Atlanta, GA 30326

Idaho

950 Bannock St
Ste 1100
Boise, ID 83702

Illinois

7318 E South St
Newton, IL 62448

Indiana

9465 Counselors Row
Suite 200
Indianapolis, IN 46240

Iowa

4620 E. 53rd St
Ste 200
Davenport, IA 52807

Kansas

801 E Douglas Ave
2nd Floor
Wichita, KS 67202

Maryland

16701 Melford Blvd
Suite 400
Bowie, MD 20715

Minnesota

2355 Hwy 36W
Suite 400
Roseville, MN 55113

Missouri

107 W 9th St
2nd Floor
Kansas City, MO 64105

Nebraska

233 S 13th St
Ste 1100
Lincoln, NE 68508

North Carolina

3540 Torington Way
Suite 200 #189
Charlotte, NC 28277

New Mexico

500 Marquette Ave
Suite 1200
Albuquerque, NM 87102

Oklahoma

8211 East Regal Pl, Bridle Trails
Suite 100
Tulsa, OK 74133

Oregon

5305 River Rd N
Ste B
Keizer, OR 97303

Pennsylvania

5362 Steubenville Pike
McKees Rocks, PA 15136

Texas

1701 E. Lamar Blvd
Suite 175
Arlington, TX 76006

Utah

2150 South 1300 East
Suite 500
Salt Lake City, UT 84106

Washington

1400 112th Ave SE
Suite 100
Bellevue, WA 98004