

ENGEL&VÖLKERS®

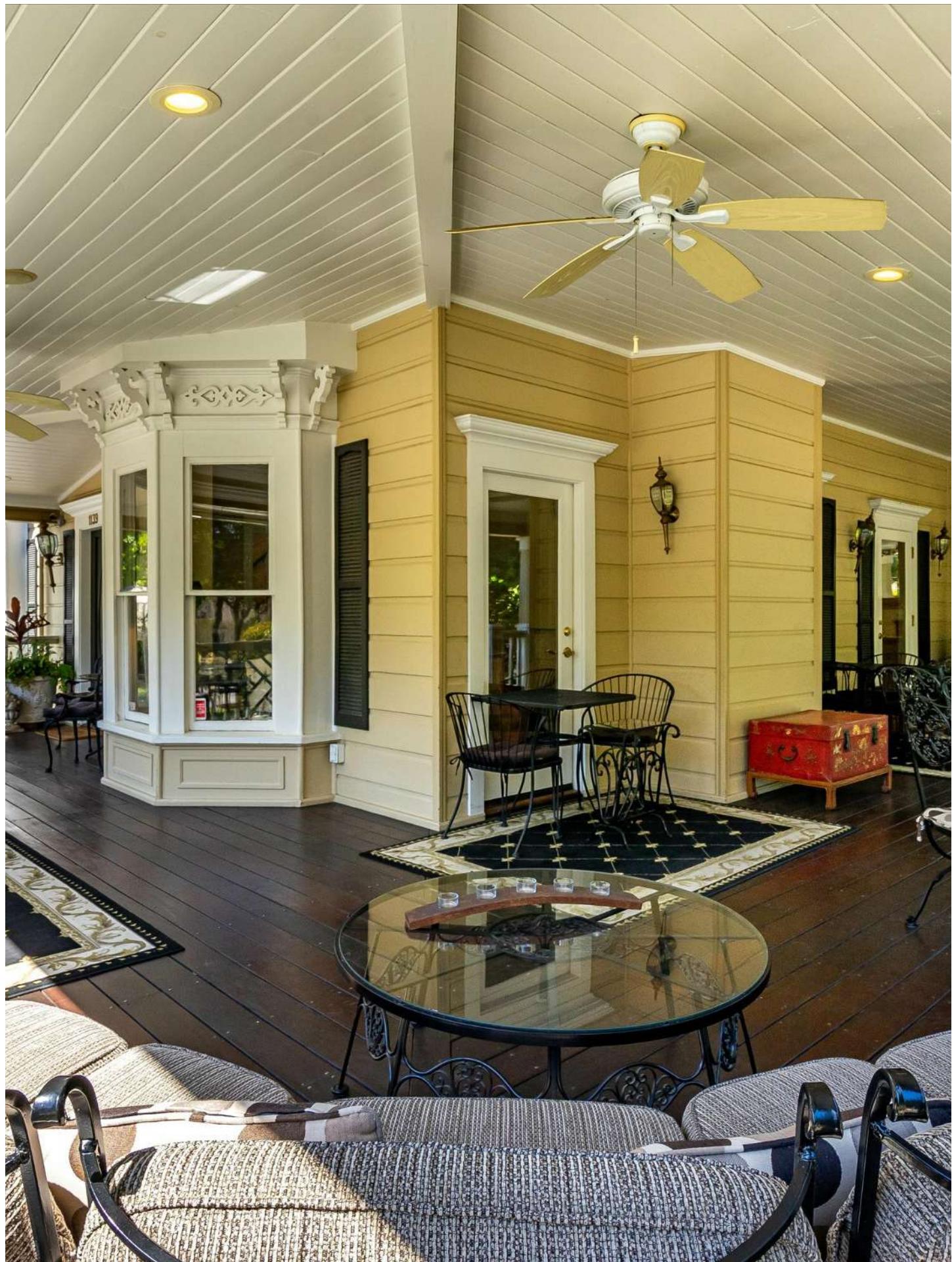


Offering Memorandum

EMBRACE CALISTOGA

Presented by Philippa Ward & Stefan Jezycki





EMBRACE CALISTOGA BED & BREAKFAST PROPERTY OVERVIEW

Charming Turnkey Bed & Breakfast in Prime Downtown Calistoga Location

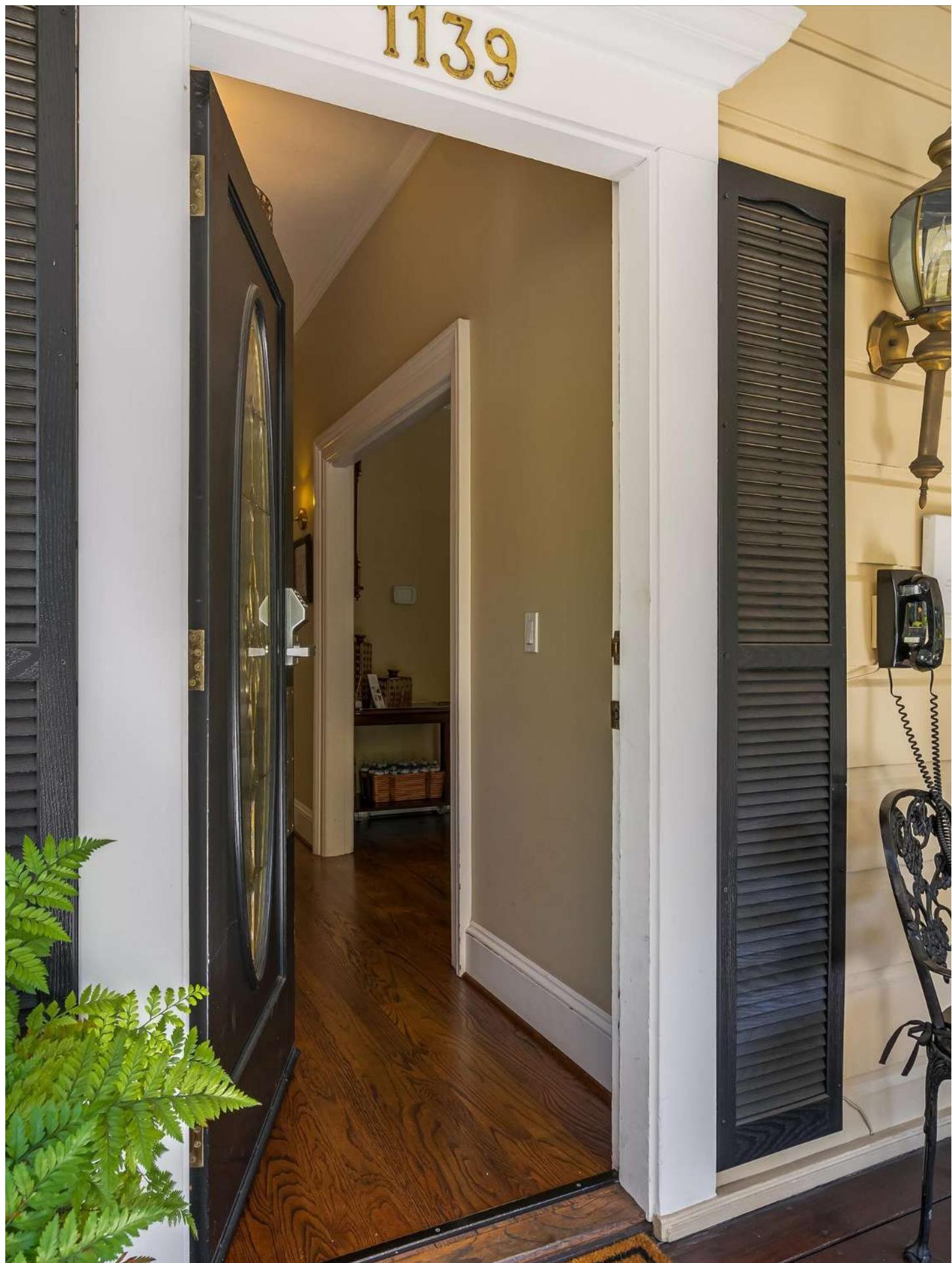
Welcome to Embrace Calistoga: a beautifully restored Queen Anne-style inn located at the prominent corner of Lincoln Avenue and W. Myrtle Street in the heart of Calistoga. This thoughtfully renovated property offers a rare opportunity to own a well-established, income-generating hospitality asset in one of Napa Valley's most desirable destinations.

The main building features **five well-appointed en suite guest rooms**, each with fireplaces, air conditioning, Wi-Fi, upgraded linens, robes, and updated bathrooms. Two suites include private entrances, including one ADA-accessible room and a garden suite. The inviting front porch is ideal for serving breakfast, wine tastings or live music, complete with heaters, music, and charming views of downtown.

Inside, the welcoming lobby offers a cozy fireplace, tea and dining areas, and a relaxing atmosphere for guests, all just steps from Calistoga's restaurants, shops, and hot springs.

B&B Business Website: EmbraceCalistoga.com

Property Website with Full Photo Gallery: EmbraceCalistogaNow.com



EMBRACE CALISTOGA
PROPERTY DETAILS

1139 LINCOLN AVENUE • CALISTOGA, CALIFORNIA 94515

OFFERING PRICE

\$3,000,000

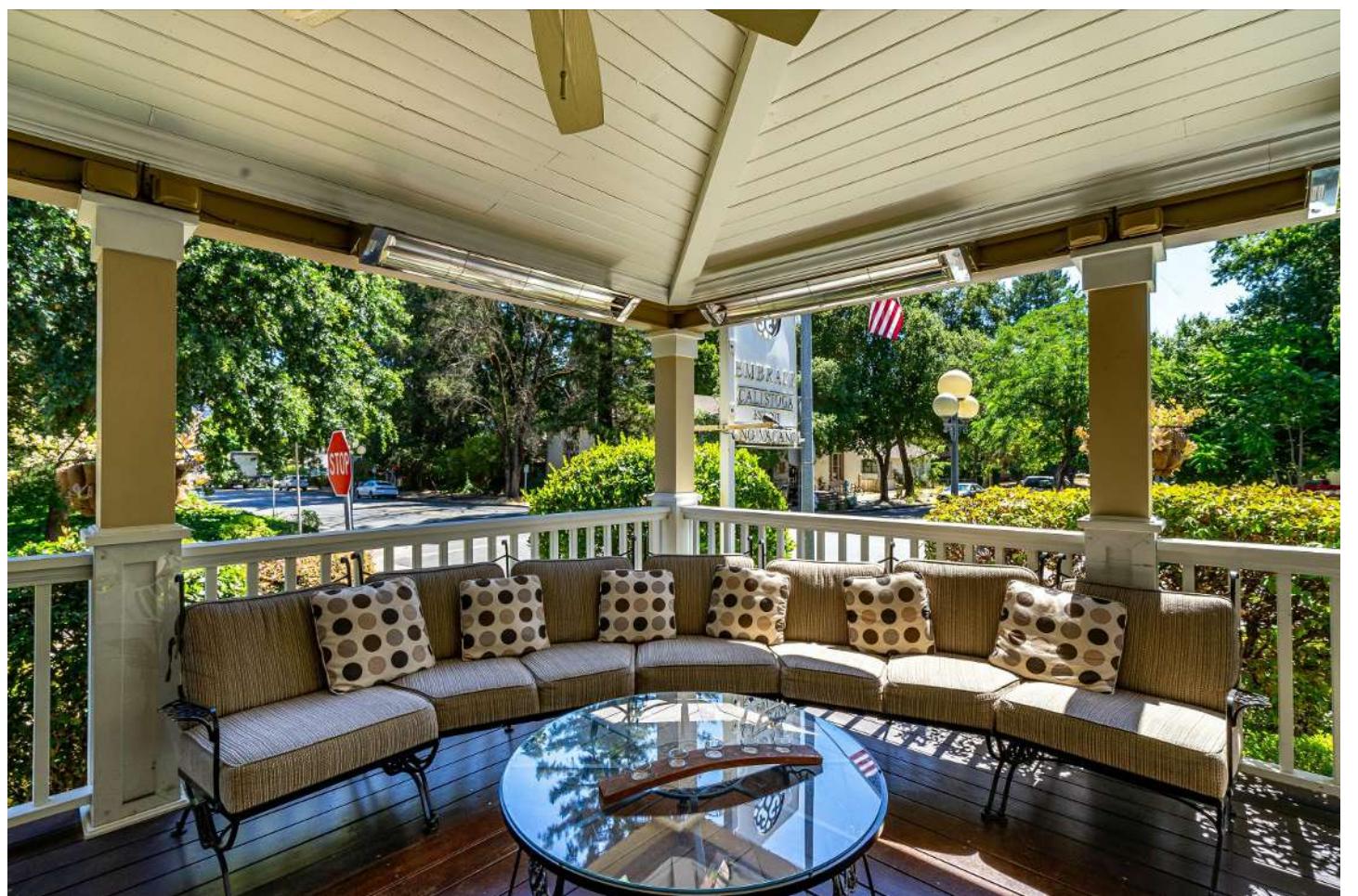
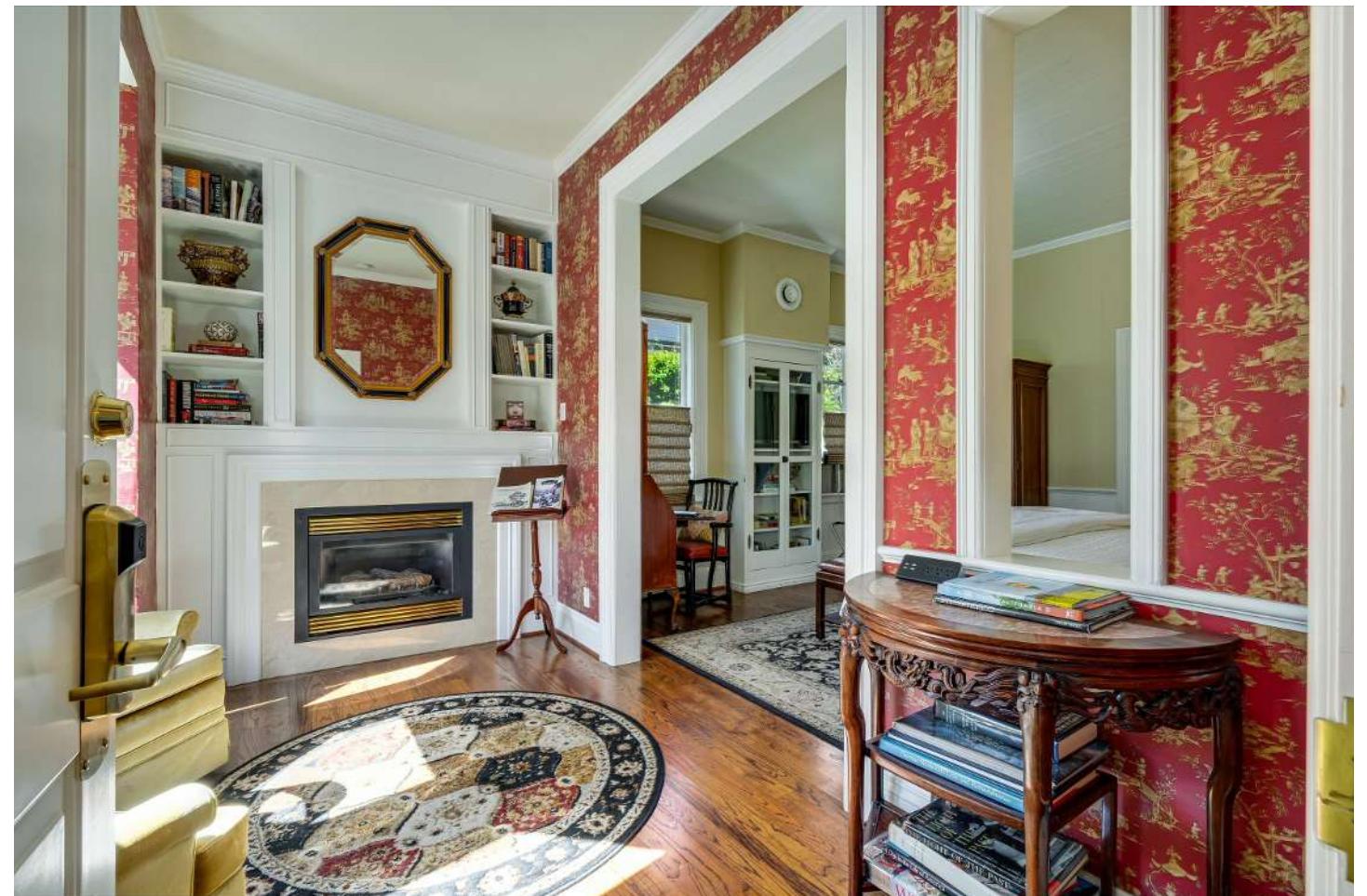
Property Name: Embrace Calistoga in Downtown Calistoga

Address: 1139 Lincoln Avenue, Calistoga, CA 94515

Parcel Number: 011-252-001-000

Main Bed & Breakfast Home built in the 1870's measuring approximately 2,077 SF on 0.19 acre lot

- Offering 5 en-suite rooms which have been renovated, each with fireplace, tv, ac and wi-fi.
- Eight 1 bedroom apartment units measuring approximately 369 SF with 7 rented month to month with 1 unit for hospitality use.









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