

2487 Route 6, Hawley PA
2489 Route 6, Hawley, PA
Pocono Mountains | Lake Wallenpaupack



PRIME LOCATION ON ROUTE 6 | 430 FT OF LAKE WALLENPAUPACK FRONTAGE
430 FT OF ROAD FRONTAGE | PLENTY OF PARKING & EASY ACCESS TO BUILDINGS
12+ ACRES | ADJOINS 2000+ ACRES OF PA STATE GAME LANDS

2487 Route 6, Hawley

Boutique Motel | STR
Tour Boat & Charters
Boat Rentals | Boat Slips
Gift Shop

2489 Route 6, Hawley

7-Unit Commercial Rental Units & Courtyard
2,500 SF Luxury Apartment
Undeveloped mountain with beautiful views
Direct access to 2000+ acres PA state game land

12 Acre Commercial Complex w/ Lake Frontage | Excellent foot traffic

7-Unit Commercial Rental Building w/ Private Luxury Apartment



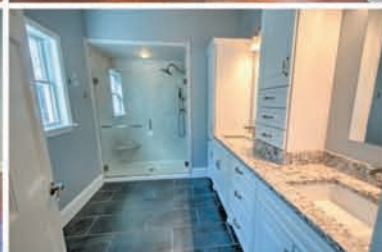
10,000 SF Multi-use building:

- 7 Commercial Rental Units
- 41 pull-up parking spots
- Year built: 1998
- Total SF: 10,000
- Competitive pricing: lease price/SF ranges from \$15-\$20/SF
- Building: 50' x 149'

2,500 SF Luxury Apartment Rental

Beautiful views of the lake.

2-3 bedrooms, 2 baths, open floor plan w/kitchen, living room, dining room, media/family room, laundry & loft



Tenants:

- Physical Therapy (2 units)
- Florist
- Ice Cream Shop
- Medical Practice
- Pizzeria
- Wellness & Yoga

Motel, Tour & Rental Water Operation, Gift Shop & Boat Slips



- PLENTY OF PARKING & EASY ACCESS TO BUILDINGS
- 12 unit boutique motel/Airbnb
- Gift shop & office
- Tour boat, pontoon, kayak & SUP rentals, seasonal boat slip rentals
- 44 boat slips: 13 for boat rentals & tour boat operation, 2 for motel guests, 1 for Gresham's Landing, 28 for seasonal slip rentals
- Solar energy: 3,000 kw solar system supplementing office
- SF: 7,500
- Parking spaces: 44
- Year built: 1985

Websites

- East Shore Lodging:
www.eastshorelodging.com
- Wallenpaupack Scenic Boat Tour:
www.wallenpaupackboattour.com

Social Media



Wallenpaupack Scenic Boat Tour
East Shore Gift Shop
East Shore Lodging



East Shore Lodging



East Shore Lodging

GIFT SHOP



Waterfront Operation



Gentle slope to the lake with a gravel path, steps to one dock, seating & areas for the rental operation.

- 430 FT OF LAKE WALLENPAUPACK FRONTAGE
- 44 permitted boat slips + 1 residential permit in front of Gresham's Landing
- 8 pontoon boats (see Equipment list)
- 2 tour boats
- 1 charter boat
- 1 storage boat for kayaks/SUPs
- 14-16 kayaks (Tandem & Singles)
- 10-12 stand up paddle boards
- 2 kayak racks
- 1 buoy permit, 2 dock permits & 1 land permit (Brookfield)
- 2 no wake buoy permits (PA Fish & Boat Commission)
- FOOT TRAFFIC: 18,000+ to waterfront operation alone



Infrastructure

Double-wide, low volume Highway Occupancy Permit
State Permitted Crosswalk
Wireless camera security system (parking lots & lake area)



Commercial Rental Building:

- Tenant's responsibility: rent, electric (heating & cooling), Internet/cable, security system
- Landlord responsibility: insurance (exterior), outside maintenance, plowing/snow removal, water, septic, taxes, garbage
- Each unit has own meter for electricity.
- Hot water - apartment HW heater, 3 units – shared HW heater (doctor & physical therapy) – all others have their own. Electricity for 3-shared HW units are paid by building owner.
- Apartment: propane forced air A/C & heat
- 100 amp service - each unit, 200 amp Loft
- Private well
- Wired fire alarms

Motel:

- Solar supplements office electricity
- Electric heat in all motel units
- Individual AC units in all motel units
- Remote door locks – text message system
- 2 propane HW heaters w/recirculating pump
- 100 amp service (each panel), 13 panels
- Private well
- Wired fire alarms
- Unfinished basement under office, gifts shop, room 3 & 4 (inside entrance from office)
- Unfinished basement under room 5 & 6 (separate Bilco door entrance)

Current Sewage Capacity

Current Septic System:

- 500 gallon grease trap (Ice Cream & Pizza)
- 2000 gallon septic (Back ESL, 5 units)
- 1200 gallon (behind GL: Loft apt, 2 units)
- 1500 gallon tank (By back corner of ESL: room 1, 2, 3, 4 & office/gift shop)
- 2000 gallon tank (By back corner of ESL: Room 5, 6, 7, 8, 9 Del, 10, 11)
- 2 Fields – map available
- Gresham's Landing: 1700 gpd
- East Shore Lodging: 700 gpd



Equipment sold with business



8 Pontoon Boats*:

See Asset list for year & size.



2 Tour Boats:

- 2012 Custom 22 passenger I/O
- 2000 Harris 20 passenger



Additional Watercraft:

- 2011 Harris Sunliner charter boat
- 1 storage boat for kayaks/SUPs
- 14-16 kayaks (Tandem & Singles)
- 10-12 stand up paddle boards
- 2 kayak racks

Plus...

- 2 boat docks (44 slips total)
- Lifejackets, paddles & resin chairs included



Additional Equipment:

- Kubota L 5030 front load/bucket exchangeable pallet forks & excavating bucket
- Washer/Dryer
- Furniture & decor in 12 guest rooms
- Gift shop computers, Square terminal, merchandise, fixtures & displays
- Security cameras & system
- Snowblower & pressure washer



Prime Location:

- Located on Historic Route 6
- Located at the core of a very popular Pennsylvania tourist destination - Lake Wallenpaupack
- Walking traffic - Across the street from the Observation Dike (best sunsets in the area), Lake Wallenpaupack Nature Trail & a 5 minute walk to the Lake Wallenpaupack Visitors Center (25,000 visitors/year)
- Centrally located for Wally Lake Fest, Hawley Winterfest & 4th of July Fireworks.
- Located 2 hours from NYC, 45 minutes from Scranton & 2.5 hours from Philadelphia. 15 minutes to Route 84
- State & township approved crosswalk
- 2.8 miles to downtown Hawley



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Listing agent is co-owner of the property and a licensed PA Realtor.