

FOR SALE

Historic Hotel

25 Genesee St, Greene, NY 13778



PROPERTY **HIGHLIGHTS**

- Strategically located
- Approximately 1/2 mile from one of the areas largest employers, Raymond Corporation
- 20 room Hotel
- Full servicing restaurant and lounge
- Separate taproom with multi-function use
- Beautifully renovated
- High efficiency Mitsubishi units
- Fully functional elevator



3630 George F. Highway Endwell, NY 13760

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.



Scott Warren

Licensed Real Estate Salesperson

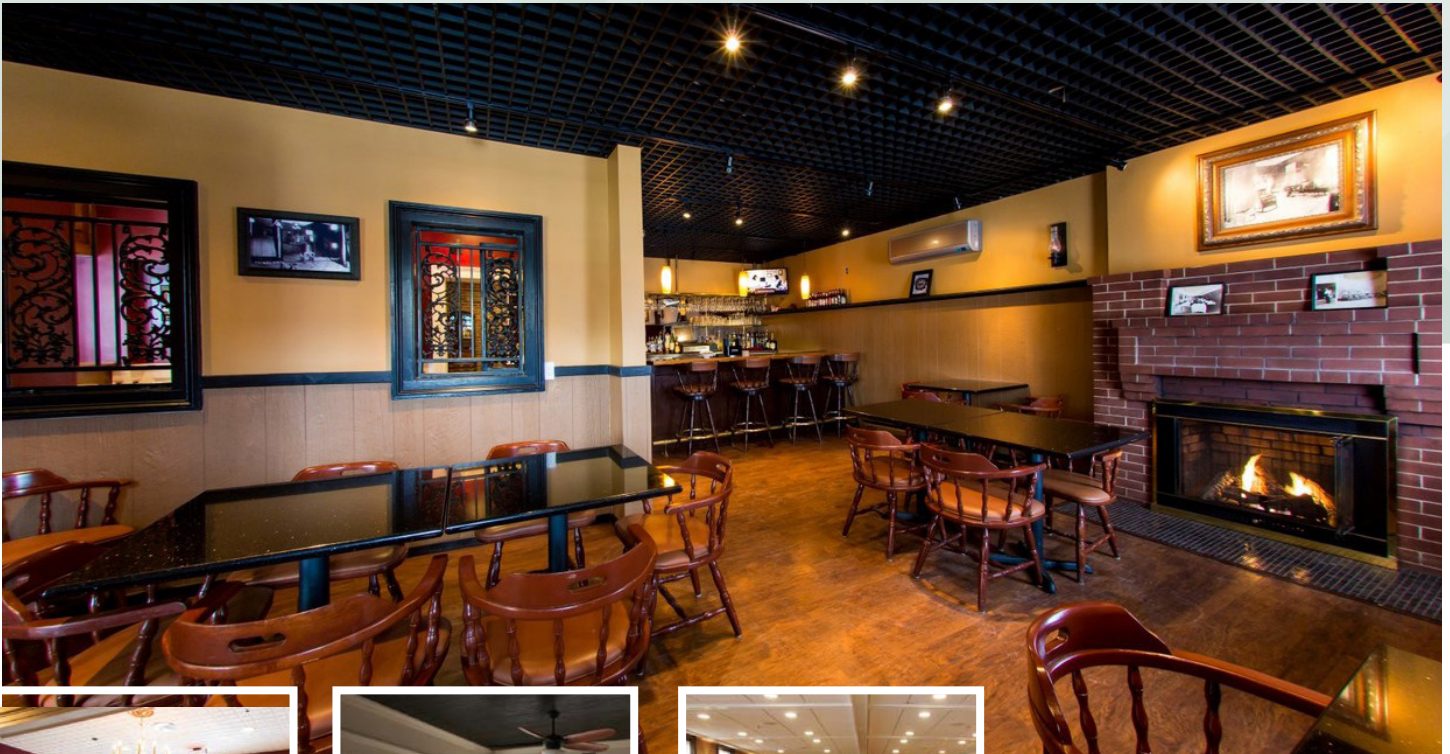
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3 BEST FEATURES



HISTORIC 20 ROOM HOTEL, BEAUTIFULLY RENOVATED.



3 SEPARATE PROFIT CENTERS: THE HOTEL, THE RESTAURANT AND THE LOUNGE



APPROXIMATELY 1/2 MILE FROM RAYMOND CORPORATION



HANNA
COMMERCIAL REAL ESTATE

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DEMOGRAPHIC SNAPSHOT

	1 Miles	3 Miles	5 Miles
Population	1,878	3,653	5,798
Households	868	1,597	2,423
Median HH Income	\$56,357	\$56,141	\$55,799
Average HH Income	\$71,364	\$70,604	\$69,514
Daytime Population	3,329	4,529	5,826

The property is a Historic Hotel located in the Village of Greene, NY. Strategically located approximately 1/2 mile from one of the areas largest employers, Raymond Corporation in an Industrial corridor which has grown over the past 5 years. This is a 20 room Hotel with a full service Restaurant and lounge servicing the Restaurant and a separate tap room which could be used as a separate nightclub, lounge or meeting room. The property has been beautifully renovated from top to bottom. All materials used in the renovation are top quality and it is visible as soon as you walk into the Hotel. Being the only Hotel in Greene creates a truly unique business opportunity. The new owner will be able to open for business, have a ready and anxious market and will benefit from 3 separate profit centers: The Hotel, The Restaurant and the Lounge. Redevelopment opportunities are also a very viable use as the set up of this structure would make a turn key assisted living complex.



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