

# For Sale: Barcelona Lakeside Bed & Breakfast

## 8223 East Lake Road, Westfield, NY



**For additional Information, please contact:**

**Paula Blanchard**

Real Estate Salesperson

[PaulaBlanchard@HannaCRE.com](mailto:PaulaBlanchard@HannaCRE.com)

Cell: 716.880.4815



344 Delaware Ave • Suite 200 • Buffalo • NY • 14202  
[hannacre.com](http://hannacre.com)

**Melissa Doerr**

Real Estate Salesperson

[MelissaDoerr@HowardHanna.com](mailto:MelissaDoerr@HowardHanna.com)

Cell: 716.472.3533



Real Estate Services

504 Elmwood Ave • Buffalo • NY • 14222  
[www.melissadoerr.howardhanna.com](http://www.melissadoerr.howardhanna.com)









# PROPERTY HIGHLIGHTS

- Highly profitable bed & breakfast includes turnkey business, real estate and furnishings
- Original 1830 Federal style Great Lakes Sailing Merchant's home
- Five tastefully restored king guest rooms with en-suite baths and upscale amenities
- Panoramic views of Lake Erie, Barcelona Lighthouse, and vineyards
- Newly constructed private owner's apartment with separate laundry facilities
- Rated in top 10% of hotels worldwide, with extensive five-star ratings in TripAdvisor.com
- In the heart of Lake Erie Wine Country, close to I-90 and Chautauqua Institution
- High occupancy rate/low vacancy rate with strong financials and upside potential



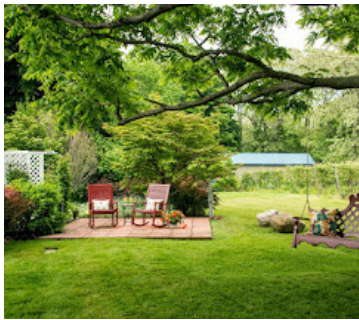
Property Video





FOR SALE: BARCELONA LAKESIDE BED & BREAKFAST

8223 East Lake Road, Westfield, NY



344 Delaware Ave • Suite 200 • Buffalo • NY • 14202



504 Elmwood Ave • Buffalo • NY • 14222

Paula Blanchard

Real Estate Salesperson

Cell: 716.880.4815

PaulaBlanchard@HannaCRE.com

Melissa Doerr

Real Estate Salesperson

Cell: 716.472.3533

MelissaDoerr@HowardHanna.com