

FOR SALE

**5098 STATE ROUTE 23
WINDHAM, NY**

18,554± SF

**BOUTIQUE INN
FOR SALE**

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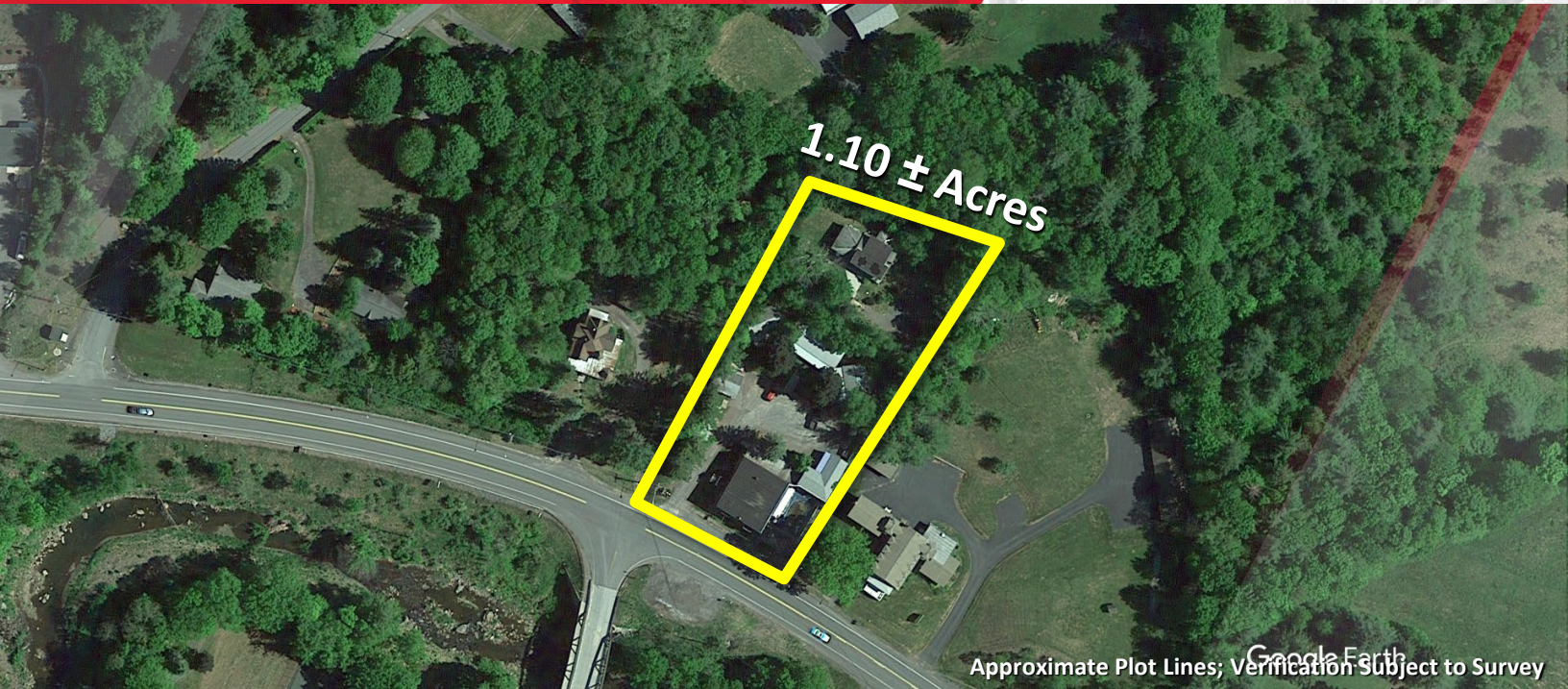
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Property Highlights

Boutique Inn In The Heart Of Windham. Located In Close Proximity To Windham Mountain To Make For The Perfect Ski Destination In A Growing Tourism And Hospitality Market

- (12) Hotel Rooms
 - (9) Studios
 - (1) 1 Bedroom
 - (2) 2 Bedroom
- (5) Bedroom Private Residence Adject To The Property
- (2) Level Restaurant That Seats 85+ Guests
 - Outdoor Deck Includes Seating For 50+ Additional Guests
- Turnkey Operation
- Renovated In 2020

Demographic	1 Mile	3 Miles	5 Miles
Population	378	1,360	2,400
Households	172	649	1,164
Average H.H. Income	\$68,734	\$62,527	\$61,058
Daytime Employees	1,090	1,869	2,082
Source:	ESRI		

Traffic Counts	
NY 23	2,633 AADT
NY 296	1,844 AADT
Source:	NYS DOT

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Property Highlights

Address	5098 State Route 23, Windham NY	Fire Protection	Yes
Year Built	1975	HVAC	Forced Hot Air
Renovated	2020	Security	Closed Circuit Cameras
Total Building SF	18,554± SF	Floors	2
Water & Sewer	Municipal	Zoning	Commercial
Land Area	1.10± acres	Roof Type	Shingle
Parking	47± spaces	Units	12
Ceiling Height	14'	Tax ID	78.20-1-6

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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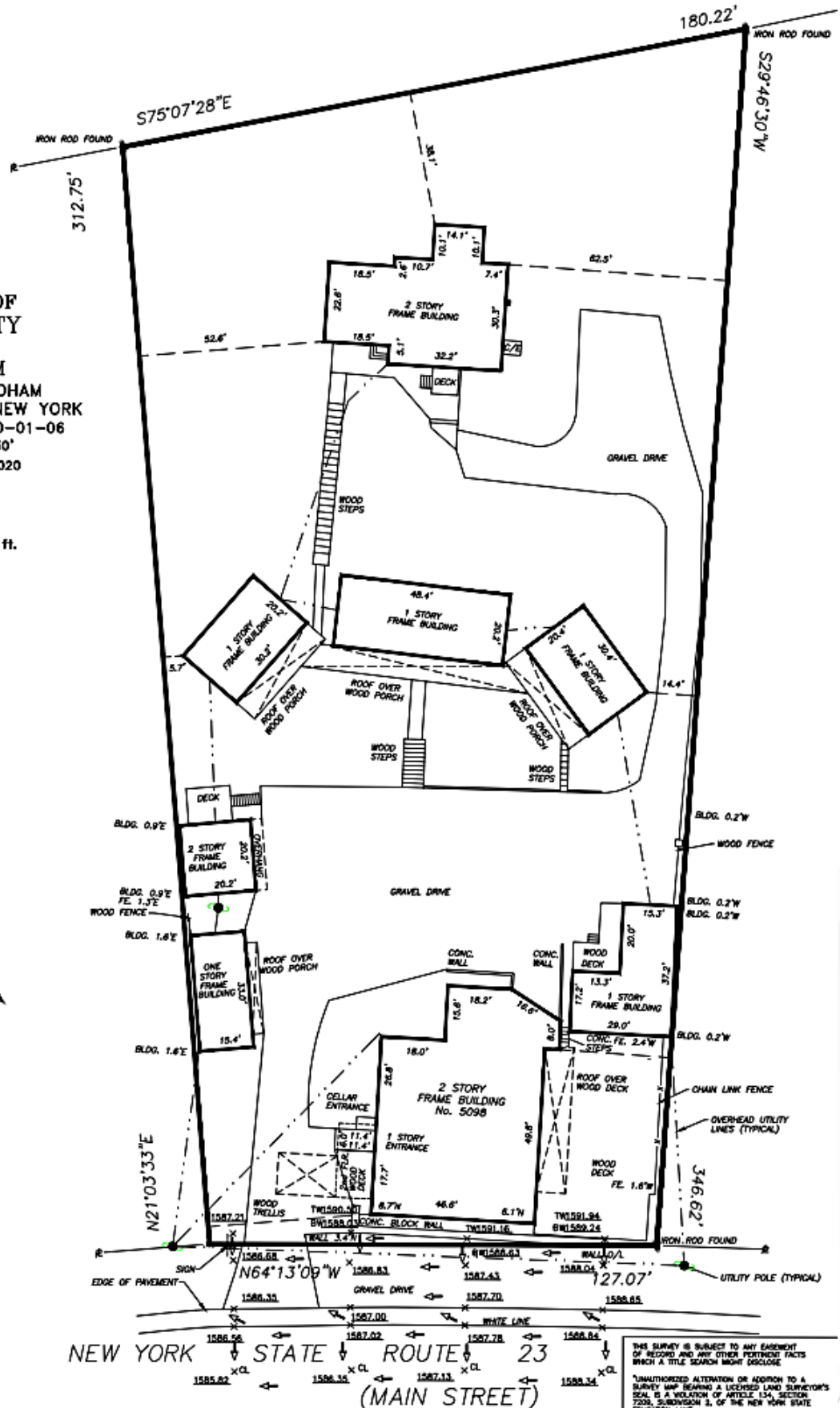
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WINDHAM, NY



**SURVEY OF
PROPERTY**
SITUATE
WINDHAM
TOWN OF WINDHAM
GREENE COUNTY, NEW YORK
G.C. TAX No. 78.20-01-06
SCALE 1" = 30'
OCTOBER 27, 2020

AREA = 49,986.6 sq. ft.
(1.148 ac.)



THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 134, SECTION 7239, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW.

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