



NEWLY AVAILABLE FOR ACQUISITION

Inn at the Rostay in Maine

Address

186 Mayville Road, Route 2
Bethel, ME 04217

Fast Facts

- 18 rooms
- 5+ acres
- 1 owner's home
- 1 office
- 1 lobby

Offered at

\$1,100,000

For Sale: Maine's Scenic Inn at the Rostay

The Inn at the Rostay is the perfect owner/operator property nestled into one of Maine's most scenic locations in the Androscoggin River Valley. Boasting an exceptional reputation with a large base of repeat clientele, the Inn at the Rostay has been immaculately maintained and operated by its current owners for many years. Tourists and guests are drawn to the area by some of Maine's most popular attractions including Sunday River which delivers high room demand for three seasons of the year with its exceptional ski complex and golf course. Additionally, the central location of Bethel, Maine is well-known for its rare blend of farming, forestry, wood product manufacturing, education, and tourism.

Located on 5+ acres of land, the Inn at the Rostay includes 18 well-maintained and designed guestrooms and a large colonial-style building with an owner's home, office, lobby, and 2-bedroom apartment. The property also includes a swimming pool, outdoor hot tub, heated skiers waxing hut, and outdoor pavilion for picnics and evening socials. The revenues at the Inn at the Rostay have steadily increased due to the addition of a new wedding venue next door to the property. Wedding parties increasingly book rooms for upcoming events months in advance and a lighted trail to the property from the wedding venue has been added for guests' convenience.

For more information or to request a financial due diligence package, please inquire to Earle Wason, CCIM, at 603-498-1899 or earle@hospitalityrealestate.com

Earle Wason, CCIM

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Maine's Scenic Inn at the Rostay

Features & Attributes:

- Exterior corridors
- Swimming pool, above ground
- Hot tub, year-round outdoor
- Heated skiers hut for waxing skis
- Outdoor covered pavilion
- Located on a main snowmobile trail
- Deeded access to the Bethel Walking Trails
- Lighted path to the adjacent wedding and conference venue



Building Information:

- 18 guestrooms with vinyl floors and countertops; eight rooms with tub and surrounds; six rooms with new showers and surrounds.
- Five rooms with two double beds; five rooms with one queen bed and pullout sofa; one room with one double and twin bunk bed; and seven rooms with queen and double beds with a twin bunk on top.
- Guestroom amenities include telephones, hairdryers, irons with ironing boards, and eight of the rooms include 32" flat screen televisions.
- Several of the guestrooms are designed to comfortably sleep ski groups.
- Fire protection includes smoke and heat detectors in all guestrooms and the 2-bedroom apartment is hardwired.
- Recent improvements include a new metal roof on the colonial building, improvements to the pavilion, and all new roofs within the past 10 years.



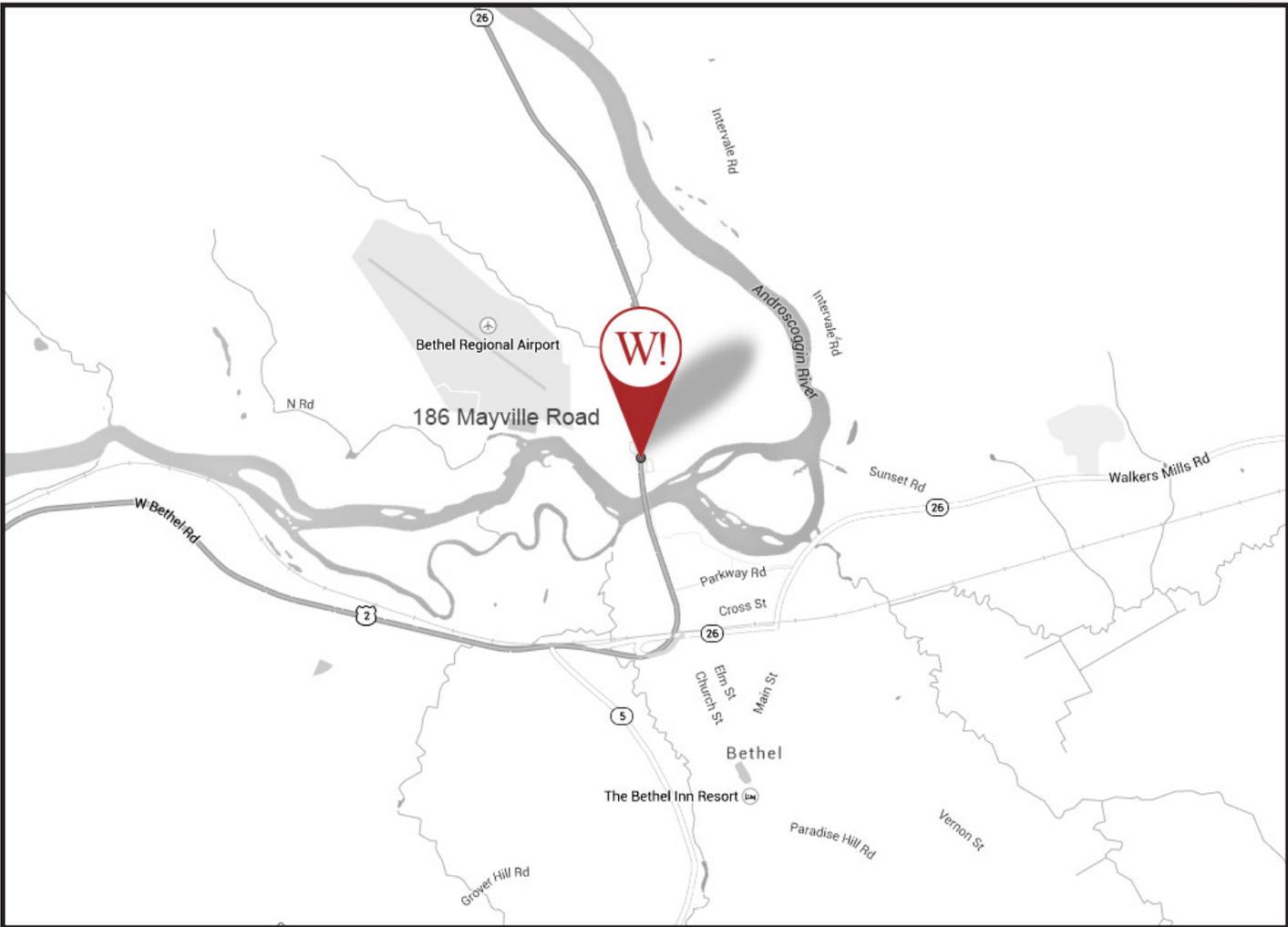
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Location Map



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