



[\$300,000]

Lakeview Hotel

First Fork Road | Emporium | PA | 15834

Look no further!!! This property boasts so much. It has a 12 room motel, bar, store (inventory will vary at time of sale), the only gas pumps in an approx 25 mile radi-ace, residential quarters and its all located on 1.5 acres across the street from the Sinnemahoning State Park.

Lot Size: 1.5 acres
Motel Square Footage: 3913 square feet
Store Square Footage: 720 square feet
Lower Floor Square Footage: 1000 square feet
Taxes: \$3275+-

Year Built: 60+- years
of Bedrooms: 12 units
Type: Commercial
Foundation: Block & slab
Roof: Shingled
Heating System: hot water dual
Fireplaces: outside wood burner
Sewer: 2 septic tanks
Water: well
Basement: 1000 sq.ft. bar & rest 4' crawl space
Heat: hot water dual
Garage: 20x12 storage shed

Motel: 12 rooms, one room currently being used for storage, laundry facilities.

Bar: his and hers bathrooms, pool tables, large bar area with 2 coolers.

Living Quarters: dining room with large tables, kitchen with tile floor and a door to backyard, living room with carpet, 3 bedrooms all with carpet, 1 full bath with nice sized linen closet.

Convenience Store: areas only, 24x30 sq.ft., fishing and hunting supplies, fishing licenses, small groceries, ice cream, souvenirs (hats t-shirts, sweaters etc.) areas only gas station within 20+- miles, roof was new in 2007.

Miscellaneous: 20x12 storage shed, outside wood burner, 3 air conditioning units, 2 septic tanks, hot water dual heating system, everything is fully equipped except for personal belongings, 2 parcels of land that equal 1.5 acres, cement block building.

