

# Luxury Boutique Hotel

97 Broadway, Jim Thorpe, PA 18229



## OFFERING SUMMARY

Sale Price:	\$575,000
Lot Size:	0.03 Acres
Year Built:	1857
Building Size:	2,900 SF
Zoning:	Commercial
Market:	Carbon County
Submarket:	Jim Thorpe Borough
Traffic Count:	23,000
Price / SF:	\$198.28

## PROPERTY OVERVIEW

Brick Victorian Elegant Boutique Hotel located in the heart of Jim Thorpe. A 2,900 SF B & B alternative in a downtown setting with quiet luxury suites. Two spa suites have private sitting/breakfast rooms, double Jacuzzi tubs, European hot air fireplaces and private balconies. The King Suite has a private sitting/breakfast room, shower bath and a large covered balcony. The first floor has a 900 SF retail space as well as a potential 1 BR Office/Owners quarters. Current owner willing to lease back store front for up to 12 months. Price includes all FF & E. Located in the heart of downtown near shopping, restaurants, Jim Thorpe train station, Mauch Chunk Museum, Mauch Chunk Opera House, and the Old Jail Museum. Close drive to Pocono resorts and parks. ADT 23,000

## LOCATION OVERVIEW

Located in the heart of Jim Thorpe. Jim Thorpe voted 4th most beautiful town in the United States (rand McNally/USA Today)  
Voted One of the coolest small towns in America! (Budget Travel)  
Major Tourist Destination in Pocono  
Region: 80 miles from Philadelphia, 100 miles from NYC

## Terri Mickens, CCIM

Broker/Owner  
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## SALE HIGHLIGHTS

- Suites on Broadway
- <https://www.suitesonbroadway.com>
- 2900 SF
- Brick Victorian Row Home/Zoned Commercial
- 2 Spa Suites with jetted tubs for two, electric
- Fireplaces, private balconies, private sitting/breakfast room. Includes FF & E.
- 1 King Suite with shower bath, private balcony,
- Private sitting/breakfast room.
- First floor retail space approx. 900 SF plus potential 1 BR office/owners quarters.
- Current owner willing to leaseback storefront for up to 12 months.
- Local Attractions
- Historic District walk to: shopping, restaurants,
- Train station, museums, Mauch Chunk opera house,
- Aser Packer Mansion, Delaware/Lehigh rails to
- Trails: Hiking, Biking
- Near Lehigh River Gorge State Park (Glen Onoko Falls), Mauch Chunk Lake Park, Pocono Resorts,
- White water rafting, Skiing.



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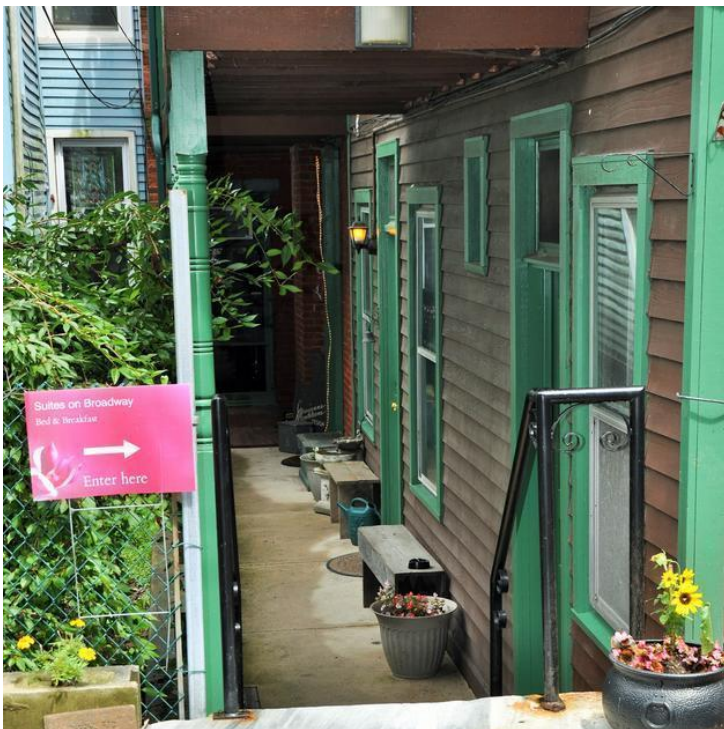
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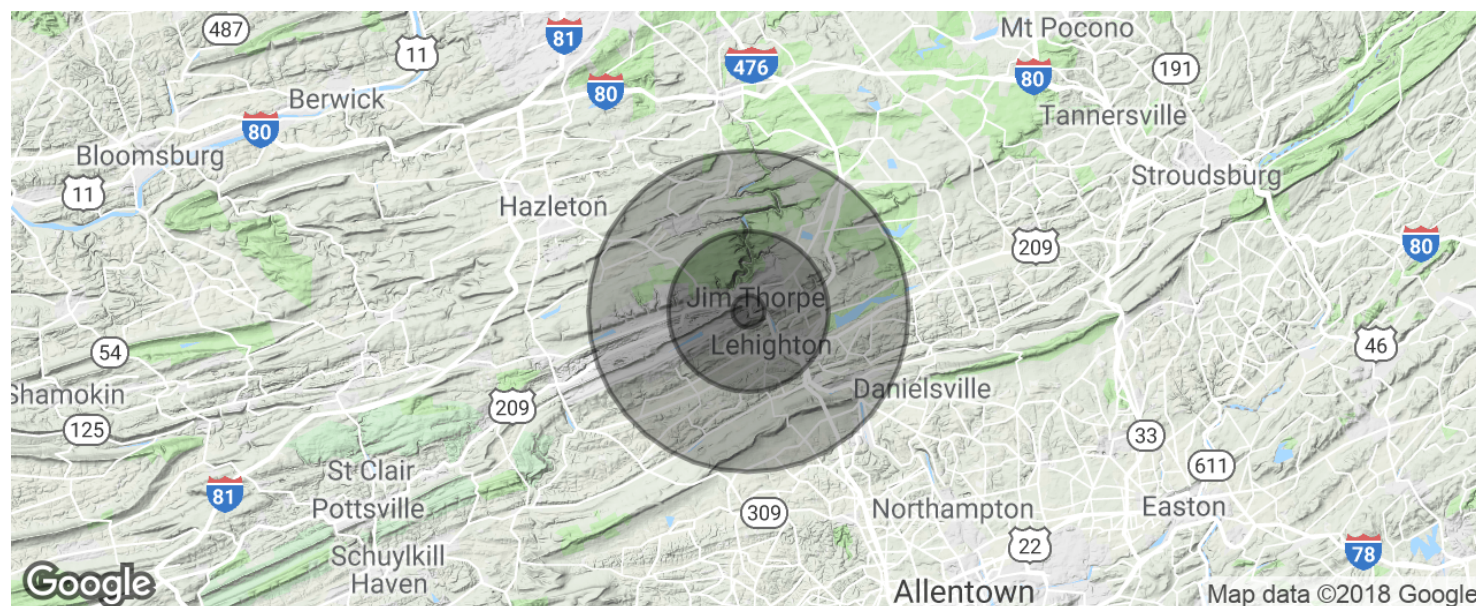
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	915	23,262	63,524
Median age	43.7	43.9	43.4
Median age (Male)	37.4	40.6	41.7
Median age (Female)	48.7	46.1	44.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	371	9,530	25,701
# of persons per HH	2.5	2.4	2.5
Average HH income	\$61,983	\$56,792	\$57,102
Average house value	\$142,318	\$146,799	\$169,789

\* Demographic data derived from 2010 US Census

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