

COMMERCIAL VILLAGE

Building Use:	Bed & Breakfast Inn, Restaurant with Commercial Kitchen, and Bar	
Building Name:	The Inn at Saint Peters Village	
Street Address:	3471 Saint Peters Road (aka 3461 on public record)	
City, State, Zip:	Saint Peters, PA 19470	
Occupancy:	Tenant occupied	
Summary Capsule:	Bed & breakfast inn. Main floor includes a restaurant, kitchen, bar, and seasonal outdoor patio dining. Second floor consists of a meeting room and furnished guest rooms with private baths. Third floor consists of furnished guest rooms with private baths. Lower level includes storage, mechanicals, former banquet room with bar, and outdoor deck.	
Gross Building Area:	11,936 SF +/-	
Net Rentable Area:	11,936 SF +/-	
Year Built:	1851	
Renovated:	2006-2007	
Number of Stories:	3	
Water/Sewer:	Community Water & Community Sewer	
HVAC:	Propane FWA & Hot Water Baseboard & A/C; with individual A/C units in guest rooms.	
Basement/Foundation:	Block & Stone; partially finished basement.	
Interior Features/Finishes/Other:	Hardwood floors; stone & plaster walls & ceilings; 4 rest rooms; 7 guest rooms	
Fire Sprinklers/Smoke Detectors:	100% sprinklered	
Exterior Walls:	Stone & stucco	
Structural Frame:	Conventional wood framing	
Windows:	Wood frame, single-pane, double-hung	
Roof:	Mansard/rubber membrane	
Recorded Owner:	St Peters Hotel LP	
Tax ID:	19-6-500.1 (Unit 1, 1A)	
Lease Terms:	Samsun Hospitality LLC and St. Peters Village Inn, Inc. (10/1/2018 - 9/30/2023)	
	Extension Period Base Rent \$2,500 per month + electric & propane (unknown term)	
	LL pays water (\$217/month) and sewer (\$533/month)	

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The Inn at Saint Peters Village (scenic views overlooking French Creek & Hiking Trails)

