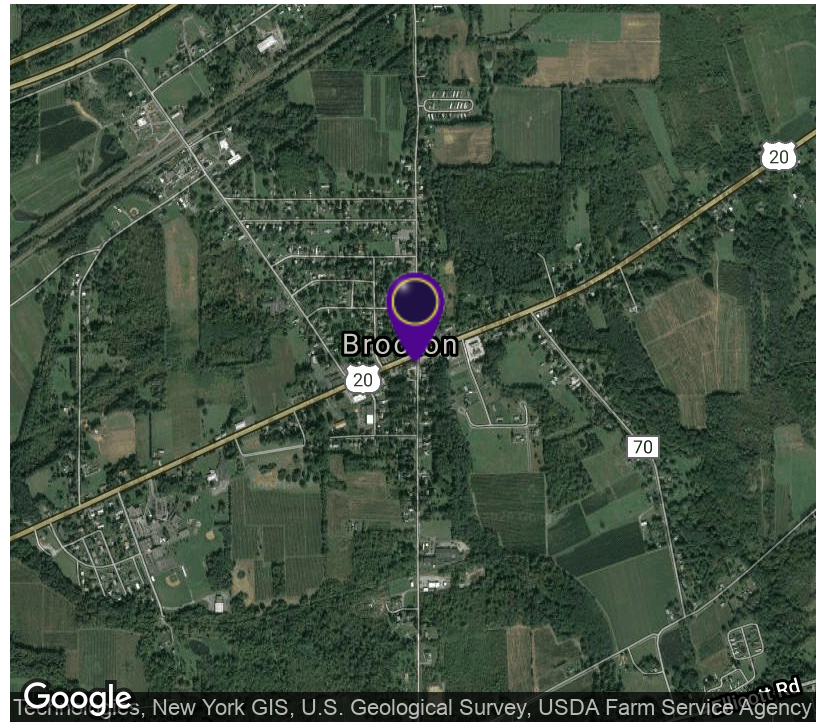


2 W. Main Street

Brocton, NY 14716



OFFERING SUMMARY

Sale Price:	\$165,000
Available SF:	12,757 SF
Lot Size:	0.5 Acres
Year Built:	1867
Building Size:	12,757 SF
Price / SF:	\$12.93

PROPERTY OVERVIEW

Classic landmark hotel, the St. Stephen, located at town center with an up and running turnkey bar and restaurant. Large kitchen and antique bar from the 1901 Pan Am Expo in Buffalo. Fully equipped. Renovations are underway for the second floor owners unit and 8 hotel rooms are near completion. New plumbing in place on second floor for additional 3 bathrooms. Potential for future growth on third floor. Sellers have much time and money into restoration-ready for your finishing touches and new income generation. many new windows, flooring, bar stools, tables, resurfaced kitchen walls. Pool table, antique player piano, decor. Antique bathroom fixtures are a conversation starter. Parking lot resurfaced with millings. Guest/catering van with hotel branding available for purchase. Sellers regularly receive calls from people seeking lodging.

LOCATION OVERVIEW

Located at the center of town at the Brocton Arch on Main St. Highly visible corner location on popular route 20. Just 6 miles west of village of Fredonia and the State University. Proximate to NYSDOC facility and Lake Erie Shoreline.

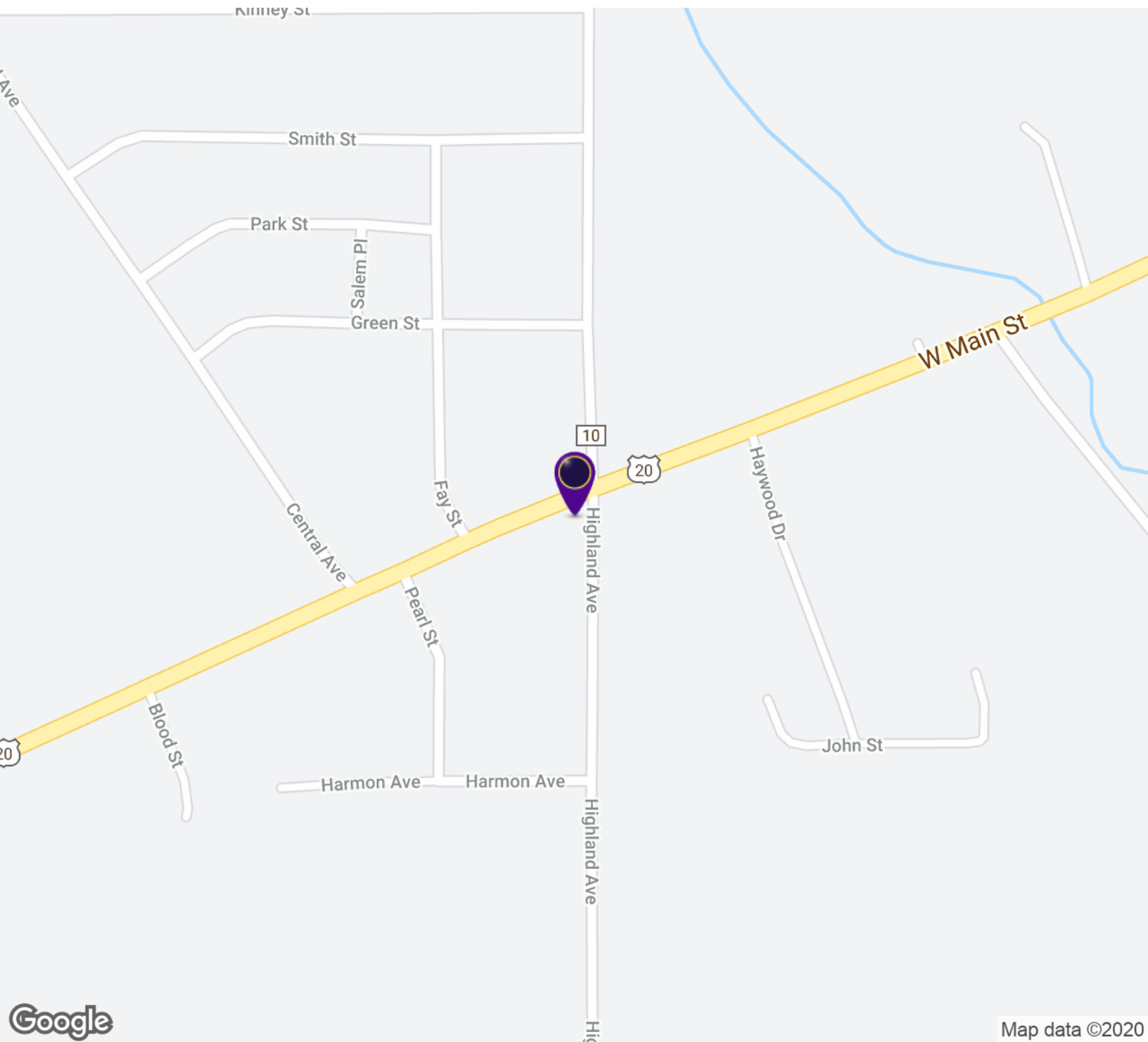


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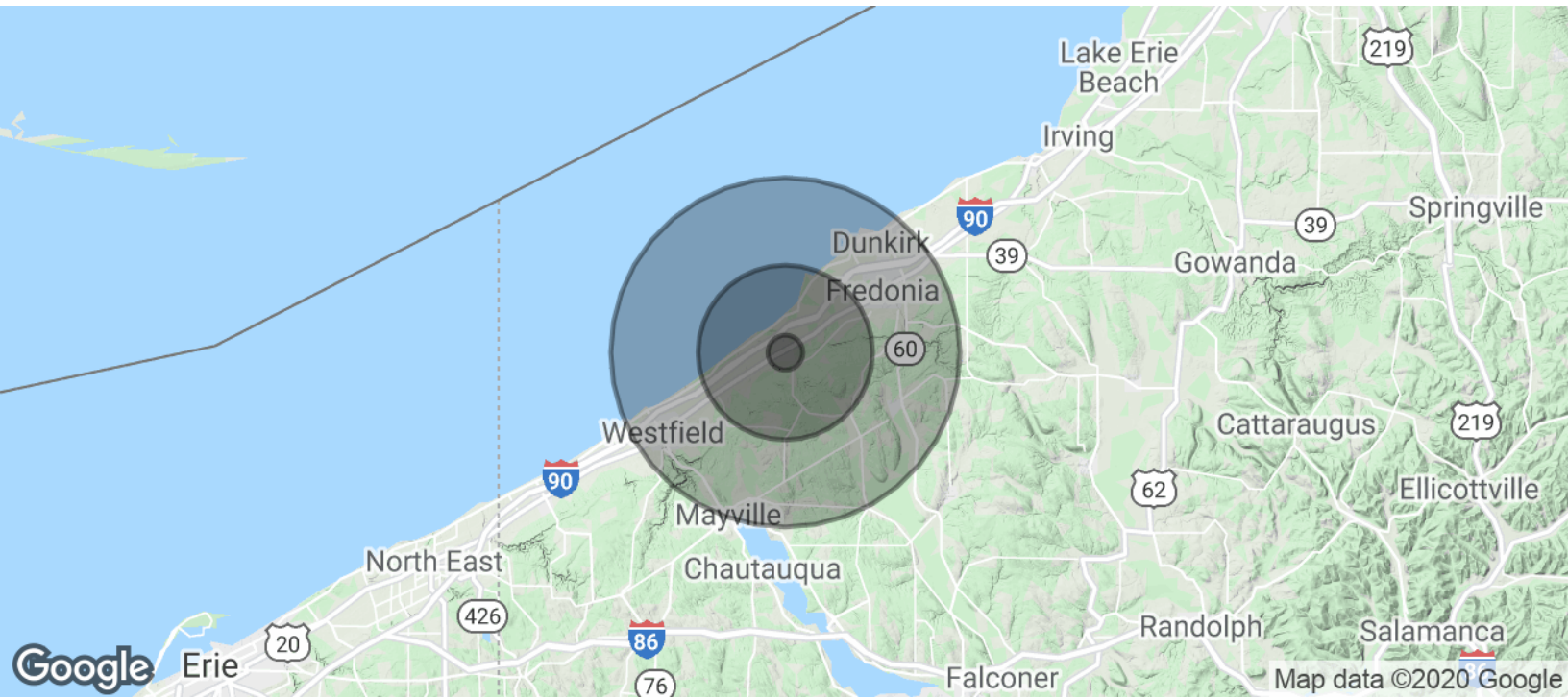
2 W. Main Street

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	383	6,415	36,134
Median age	39.6	41.9	38.7
Median age (Male)	35.3	38.1	35.9
Median age (Female)	44.2	45.6	40.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	143	2,381	14,157
# of persons per HH	2.7	2.7	2.6
Average HH income	\$52,867	\$53,711	\$52,131
Average house value			\$122,782

* Demographic data derived from 2010 US Census