

Chatham Gables Inn

Chatham, Cape Cod, MA



**Offered for Sale by Cape Cod Village Realty
Innkeeping Specialists – InnAdvisors
www.ccvre.com - email: inns@ccvre.com**

Price: \$1,849,000

For details call Carol or Tom at 508-237-1617

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Price:	\$1,849,000.00
Address:	364 Old Harbor Road Chatham, Cape Cod, MA 02633
Business Licenses:	Innholders License
Land Description:	0.47 acre landscaped lot, mature trees
Buildings and grounds	Circa 1839, 4279 square foot elegant gabled main Inn, three car garage permitted for expansion. Ample guest parking, patio
Guest Rooms	Eight queen and king guest rooms with up dated en suite baths. Large lovely guest common rooms for gathering and dining inside and out.
Owners Quarters	In the main Inn
Zoning:	Commercial, mixed use
Real Estate Taxes:	\$8,088.00 per year
Construction:	Wood frame, brick foundation
HVAC	natural gas, forced hot water, each room separately zoned.
Water and Sewer:	Town water, Title V Septic System

**Business financials available with a signed confidentiality agreement
Email: Carol@ccvre.com (508) 237-1617**

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Location

Chatham is located in the elbow of the Cape on Pleasant Bay and Nantucket Sound. A deep water marina, world class sandy beaches and quaint upscale historic village that attracts visitors in every season with shops, galleries and fun and fine dining.

Market Position

This property is well established, well marketed and financially successful. There are over 200 Inns on Cape Cod that make up the majority of available guest rooms for visitors from around the US and the many international visitors the Cape hosts every year.

Market Potential

National and international experience based travel is a growing trend and Cape Cod is well marketed by both the Massachusetts Office of Travel and Tourism and the Cape Cod Chamber of Commerce as a unique travel experience.

Travel and tourism are the major economic engines of this historically important and environmentally significant natural setting. The Cape Cod National Seashore and Stellwagon Bank Marine Preserve bring visitors from all over the world to enjoy whale watching, surfing, kayaking, sailing and miles of pristine white sand dunes and beaches. Live theater, music and art are a primary attraction for both residents and visitors with year round venues and world class performances. Hundreds of galleries and antique shops dot the main streets and back roads for visitors to discover and explore.

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Property Walk Through

Enter the stone drive and parking area. Enter the main Inn using the side guest entrance. You are in the main hall, the stairs to the second floor are to your right.

If you go straight, enter the Inns main gathering room. A door straight ahead on your left enters the Cisco Suite with fireplaced sitting area and private porch.

Back in the gathering room with fireplace, original floors and comfortable seating. On the right enter the library and the sunny dining room beyond. French doors lead to the patio and gardens. The inn kitchen and office is just opposite the dining room with access for serving inside or out. Off the patio is a private entrance to the Surf-side room. Tucked away for privacy and comfort.

Back at the main entrance go upstairs to the second floor hall and 5 king and queen guest rooms and suites all with en suite baths.

Back at the main entrance go outside and left. Enter the Nantucket suite with private outdoor patio and stairway to a tucked away elegant suite with updated marble and stone en suite bath.

The Inn has a very large finished basement with laundry, workshop, storage and added owners living space with bath.

Across the parking area is the three car garage which has been approved to be living space. Permission and plans will transfer with the sale of the property. Potential for expansion and separate owners space.

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\$1,849,000**

For sales "inn"formation contact:

**Carol and Tom Edmondson
Cape Cod Village Realty
708 Route 134, Suite 3B
S. Dennis, MA 02660
Phone: 508-237-1617
Email: Inns@ccvre.com
www.ccvre.com**

