

**Hawthorn Bed and Breakfast
and so much more...
Independence, MO**



**Offered for Sale by – Inn Advisors
www.InnAdvisors.com
email: innsight@InnAdvisors.com**

Price: \$795,000

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

Hawthorn Bed and Breakfast Independence, MO

Price:	\$795,000.00
Address:	1 Hawthorn Place Independence, MO 64052
Business Licenses:	Lodging
Land Description:	1.6 acre landscaped lot, mature trees
Buildings and grounds	Circa 1900, 7005 sq ft elegant stone mansion with original detail throughout Modern commercial kitchen for breakfast catering and events.
Guest Rooms	Six guest rooms with en suite baths. Large lovely guest common rooms for gathering inside and out.
Owners Quarters	In the main Inn. Large 2 bedroom modern owners apartment with living room, bath and separate owners kitchen
Zoning:	Commercial, mixed use
Real Estate Taxes:	\$8,853.00
Construction:	Stone
HVAC	Modern central heat and A/C with Individual guest controls.
Water and Sewer:	Town water and sewer

Hawthorn Bed and Breakfast Independence, MO

Location

Hawthorn B&B is conveniently located to all that the Independence, Missouri area has to offer and is just minutes away from historical sites, amusement parks, art museums, shopping, restaurants, entertainment, casinos and sports/racing venues.

Market Position

Independence is well known as the home of President Harry S. Truman. Guests of Hawthorn B&B can tour the historical homes and museums of Independence and Kansas City or experience a wide variety of family fun activities. In just 15 minutes, guests can be at one of the midwest's largest amusement parks, Worlds of Fun and Oceans of Fun, the Kansas City Zoo or the Truman Sports Complex, home of the KC Royals and KC Chiefs. For the shopping enthusiast, or those just wanting to "people watch", Country Club Plaza, Crown Center or Union Station are a short drive to Kansas City. .

Market Potential

Hawthorn is well located and has the space to accommodate both its overnight guests and small events. Marketing to today's traveler will create a new guest who is traveling to the area and looking for the experience of a historic property. The setting is ideal for hosting small events hosted by businesses, organizations and families.

Hawthorn Bed and Breakfast



Hawthorn Bed and Breakfast Guest Rooms



Hawthorn Bed and Breakfast Independence, MO



Offered at \$795,000

For sales "inn"formation contact:

Carol and Tom Edmondson

Inn Advisors

Phone: 508-237-1617

Email: Innsight@InnAdvisors.com

www.InnAdvisors.com

