

# The William Henry Miller Inn Ithaca, NY



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**Price: \$1,499,000**

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

# The William Henry Miller Inn

<b>Price:</b>	<b>\$1,499,000</b>
<b>Address:</b>	<b>303 North Aurora Street Ithaca, NY 14850</b>
<b>Business Licenses and designations:</b>	<b>Select Registry Member, Innholders license</b>
<b>Staff</b>	<b>Well trained staff in place</b>
<b>Land Description:</b>	<b>0.43 acres landscaped lot, mature trees.</b>
<b>Buildings and grounds</b>	<b>Circa 1878 4,815 sq ft historic brick manor with 1350 sq ft stucco carriage house.</b>
<b>Guest Rooms</b>	<b>Nine lovely king and queen guest rooms With en suite modern baths. Guest gathering areas include the spacious dining room, music room and the formal fire placed parlor. The gracious front porch offers a lovely outside seating area.</b>
<b>Owners Quarters</b>	<b>The owners quarters are on the second floor in the carriage house and include living room, kitchen, bedroom and full bath.</b>
<b>Zoning:</b>	<b>Commercial</b>
<b>Real Estate Taxes:</b>	<b>\$42,000</b>
<b>Construction:</b>	<b>Brick/wood frame Craftman Style</b>
<b>HVAC</b>	<b>Gas fired hot water and heat.</b>
<b>Water and Sewer:</b>	<b>City water and sewer</b>

**Business financials available to qualified buyers with a signed NDA**

**Email: [insight@InnAdvisors.com](mailto:insight@InnAdvisors.com) (508) 237-1617**

# The William Henry Miller Inn

## *Location and Market Position*

The William Henry Miller Inn is a rare and truly extraordinary combination of location and architectural style. The current owners created this Inn in a famous historic mansion in 1999. This successful bed and breakfast Inn owes that success to its inspired approach to a customer experience that meets the needs of both business and leisure travelers.

Located right in the heart of downtown Ithaca the Inn is in walking distance of over 50 restaurants in a lively university town where the food scene is inspired by local ingredients and a long academic culinary and hospitality tradition.

Surrounded by the Finger Lakes wine growing country side with its quaint farmers markets, bike trails and wineries, this Inn has something for every one of today's experience focused travelers. The natural setting that is a part of this lovely upstate New York city includes Cascadilla Falls and Ithaca Falls both just a stroll from the Inn.

Guests love the history and the ambience of this gorgeous 19<sup>th</sup> century mansion with its original woodwork and stunning Tiffany stained glass windows, elegant high ceilings and extraordinary plaster work. The Inn's gracious common areas lend themselves to small gatherings and intimate conversations. The Inn's modern amenities include a business center tucked in a quiet corner next to the fireplace of the beautiful coffered ceiling parlor as well as a guest pantry available 24/7, and the Inns famous after dinner dessert buffet. The dining room, music room, porch and parlor are all guest hangouts that invite repeat visits.

The Inn's nine guest rooms are large and lovely with modern comforts and well provisioned private en suite baths. Amenities and linens are "top of the line" and every detail has been thought of. Breakfast is another example of the experience being offered here in keeping with the Inn's tradition of friendly service and top quality.

## *Market Potential*

This property must be seen, it is one of the best business opportunities around in the Inn business. Though the Inn's business is very strong there is room for growth here both top and bottom line as Ithaca continues to grow and attract new visitors.

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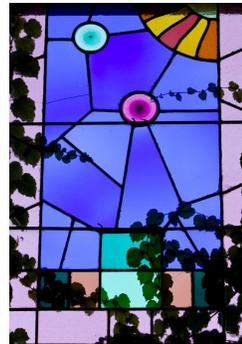
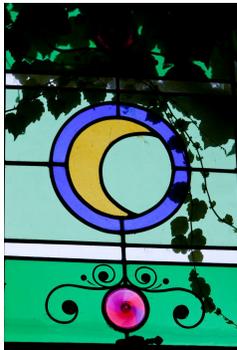
## Property Walk Through

Enter the Inn's driveway from N. Aurora Street. Parking is in the rear. Enter the guest entrance on the driveway side of the Inn. The expansive entrance hall with its beautiful natural wood wainscoting leads to the large coffered ceiling parlor on the right, the music room and the dining room. Each with high ceilings gorgeous woodwork and lovely examples of the vibrant Tiffany stained glass windows the Inn is known for.

From the dining room enter the Inn's kitchen/office and the laundry and storage areas beyond. The behind the scenes space includes a large basement with several rooms for storage.

The grand staircase leads from the main hall to the second floor where there are four guest rooms off the large open hall. There are three more guest rooms upstairs on the third floor.

Back in the driveway the carriage house is behind the Inn and parking. It has two large guest rooms, one a two room suite. Upstairs is the private owners quarters with it's living room, kitchen, bedroom and bath.

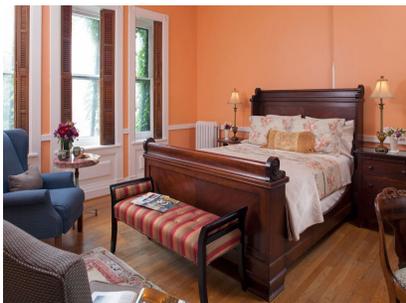


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For more pictures go to the Inn's site at [www.millerinn.com](http://www.millerinn.com)

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