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Healthcare Facilities

NATIONAL CONNECTIONS • LOCAL REPRESENTATION



RECENTLY CLOSED
ADULT HOME
INTERLAKEN, NEW YORK

*PERFECT
CHANGE OF USE*

Hospitality Market

Bed & Breakfast

Airbnb

Short-Term Rentals

Vacation Rentals

*Exclusive Offering
\$700,000*

800.866.5876

PrestigeGroupSeniorHousing.com

REDEVELOPMENT OPPORTUNITY

FINGER LAKES REGION • SENECA COUNTY

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Prestige Group Is Proud To Present This Exclusive Offering
“REDEVELOPMENT OPPORTUNITY”
8342 North Main Street in Interlaken, NY 14847

This property is located in the highly desirable Finger Lakes region of New York state.

This 9,000+/- building was purpose built in 1980 as an adult home facility.

It was established as The Bixby Home in 1987. The building was totally renovated in 2007. It has 16 bedrooms, 4 full, and 2 partial bathrooms.

It functioned as an adult home facility until 2026.

The building is now vacant and ready for redevelopment or change of use.

It is prime for a change of use for the hospitality market as the Finger Lakes region enjoys tourists every season of the year.

New ownership could transform this charming property into a Bed and Breakfast, Airbnb, Short Term Rentals, Vacation rentals or more!

Building Overview

The building consists of three sections with two main areas that are connected via a one story structure.

The two main areas are known as the **Main House** and the **Carriage House**.

- **Main House** – This is a three-story building that has a basement
- **Carriage House** – This is a two-story building
- **Connecting Wing** – This is a one-story structure that connects the Main House and Carriage House. There are two bedrooms along this hallway.

There is a covered porch and patio. The paved areas are asphalt with parking for approximately 12 vehicles.

The lot is approximately 1.1+/- acres. It is a level lot with approximately 180’ of street frontage on Main Street.

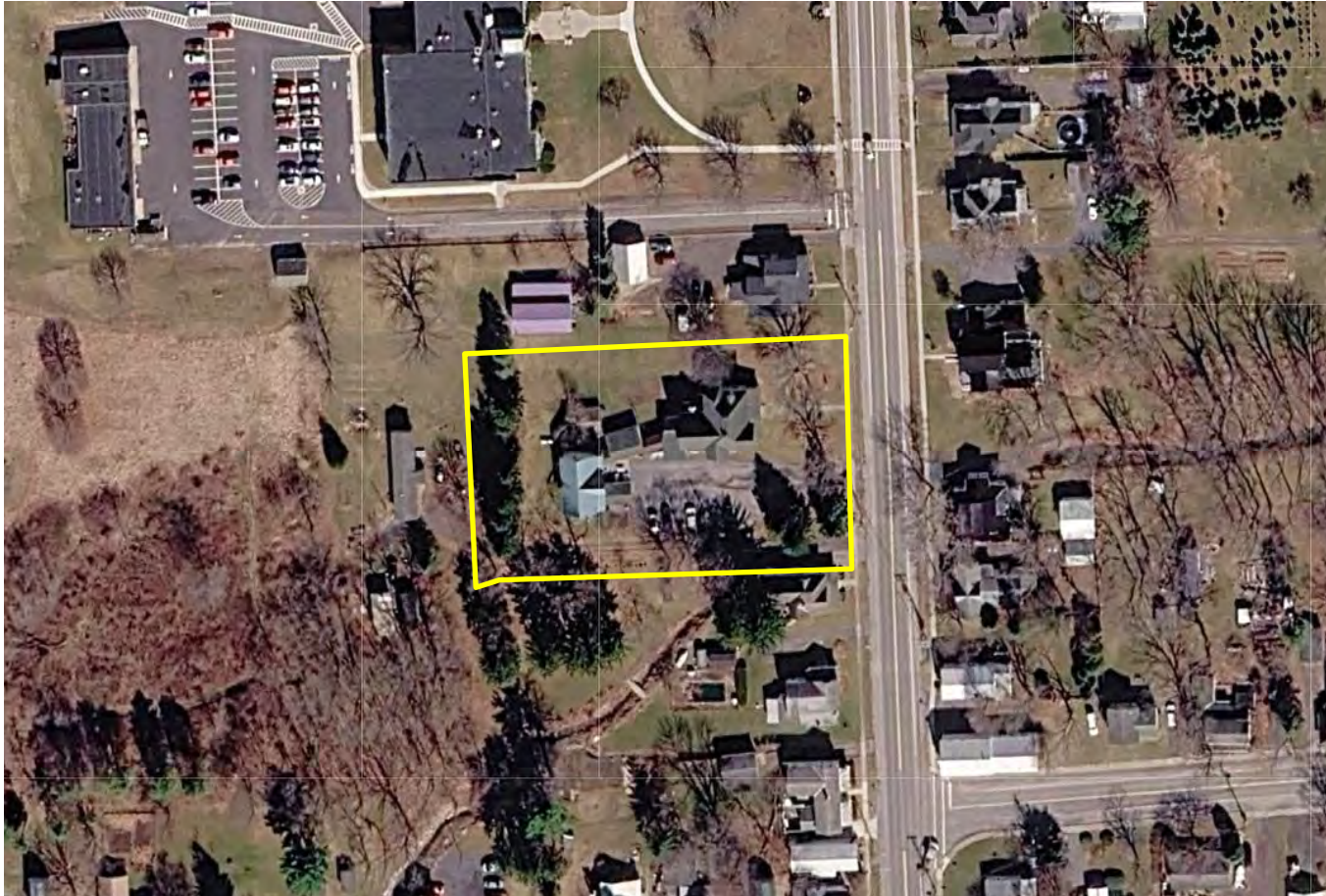


INTERLAKEN, NY PROPERTY PROPERTY OVERVIEW

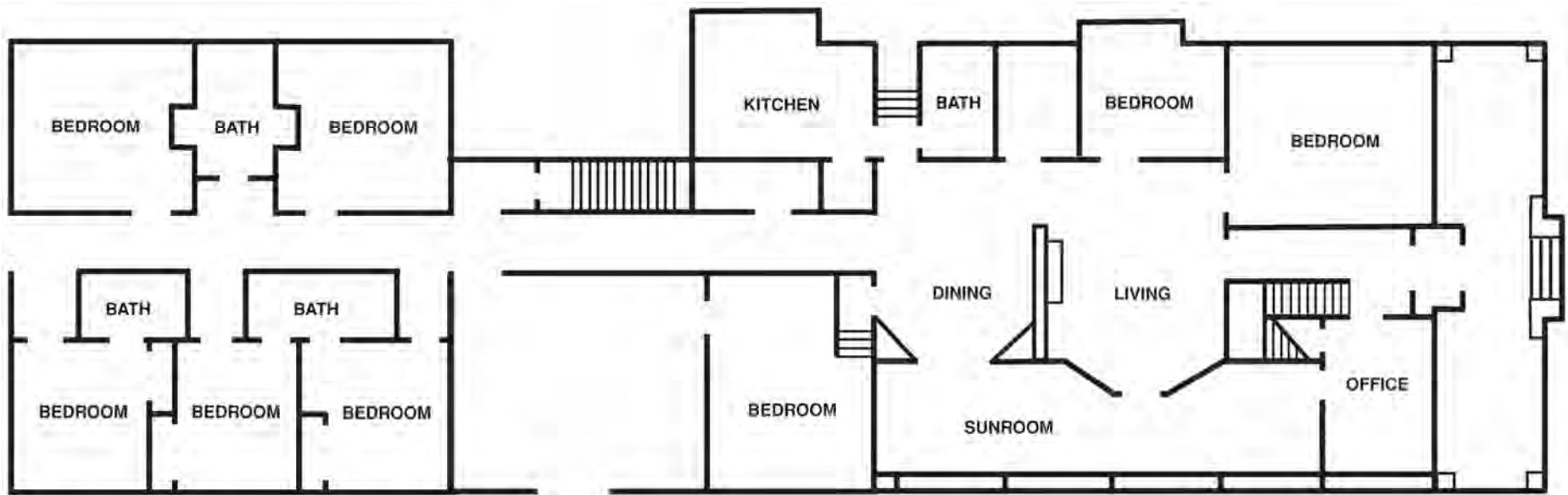
Site Size: 1.1+/- Acres
Site Shape: Rectangular
Building Size: 9,000 +/- square feet
Year Built: 1980
Bedrooms: 16 Bedrooms
Bathrooms: 4 Full, 2 Partial
Additional Rooms: 2 Living Rooms, 2 Libraries, Hair Salon
Basement: Laundry (3 washers, 2 dryers) and Storage
Dining Room: 1 Dining Area
Kitchen: Commercial — includes 5 Freezers, Commercial Refrigerator, 2 Standard Refrigerators
Exterior Walls: Siding
Roof: Shingle – Installed Approximately 2006
Foundation: Concrete

Water Heater: Propane – Installed Approximately 2011
Plumbing: Copper and some PVC
Electric: 220 Volt
Heating Type: Steam and Baseboard (2 Furnaces)
Heating Fuel: Oil
Water: Public
Sewer: Public
Interior Walls: Drywall
Flooring: Carpet in Living Rooms and Vinyl Throughout
Fire Alarm: Hardwired to Fire Department
Smoke Alarm: Wireless
Sprinkler System: Throughout
Security System: Connected to Police Department
Laundry: In Basement

INTERLAKEN, NY PROPERTY TAX MAP

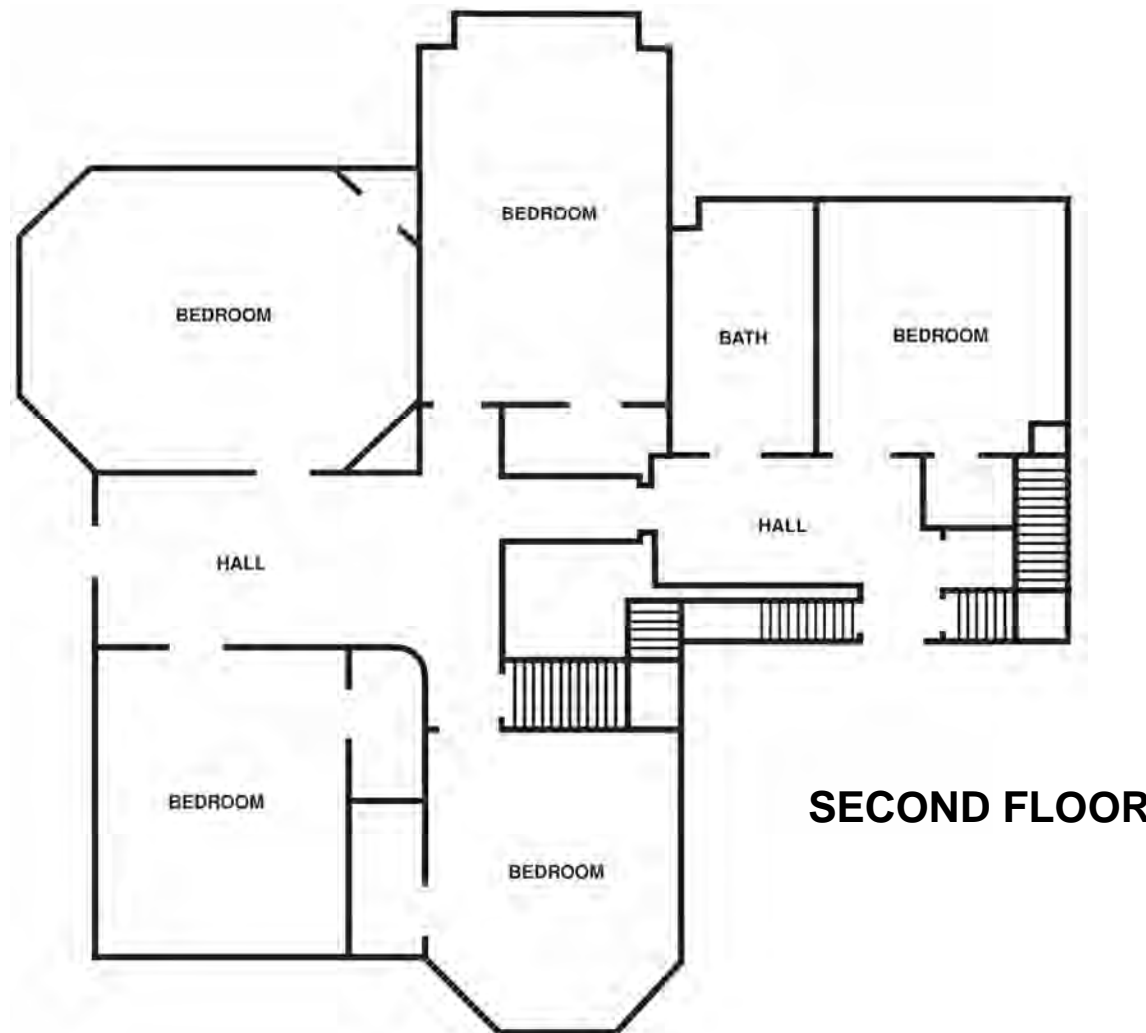


**INTERLAKEN, NY PROPERTY
FLOOR PLAN**

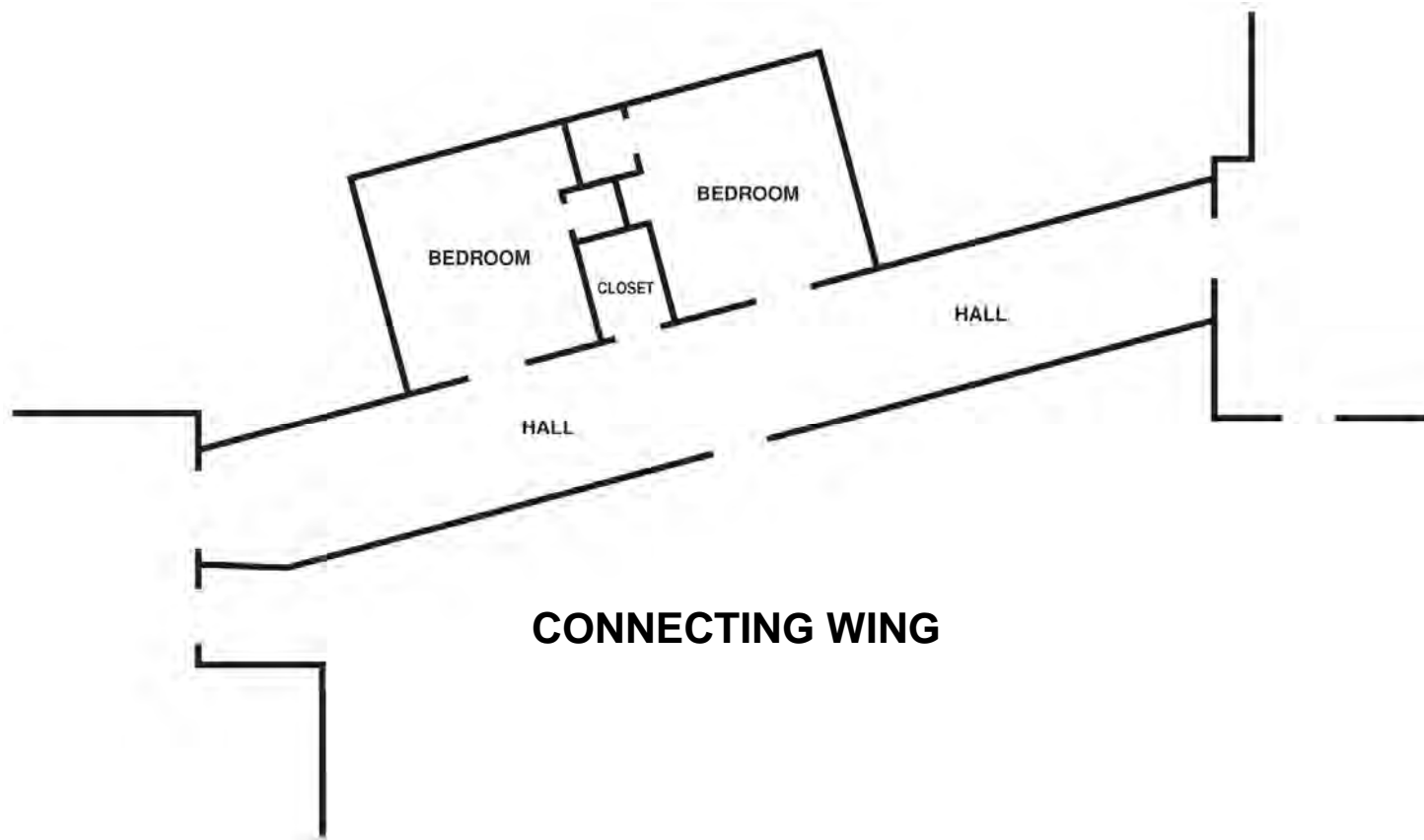


FIRST FLOOR

INTERLAKEN, NY PROPERTY FLOOR PLAN



SECOND FLOOR



INTERLAKEN, NY PROPERTY AREA OVERVIEW

Interlaken, New York

Interlaken is a village located in Seneca County in the region known as The Finger Lakes in New York state. The Village of Interlaken got its name from being situated between two lakes — Cayuga Lake and Seneca Lake. Interlaken is located in the southeastern area of Seneca County at the junction of Routes 96 and 96A and County Road 141. It is approximately 17 miles north of Ithaca. The Village is approximately .3 square miles and is characterized by a traditional Main Street (Route 96), small businesses and residential neighborhoods.

Interlaken has plentiful natural resources including scenic views of the lake and countryside as well as benefitting from being less than a half hour drive from the population centers of Ithaca, Seneca Falls, Geneva and Watkins Glen.



The Village of Interlaken has adopted a Comprehensive Plan to improve the quality of daily life in the Village, attract new residents and businesses and strengthen the Village's economic bottom line. The Village of Interlaken is working with the Finger Lakes Regional Economic Planning Council for future growth.

Seneca County is nestled in the heart of New York's Finger Lakes region, Seneca County offers a unique blend of natural beauty, rich history, and vibrant community life. Surrounded by the scenic shores of Seneca and Cayuga Lakes, the area is known for its breathtaking landscapes, award-winning wineries, charming small towns, and welcoming atmosphere.

The Finger Lakes – Eleven linear lakes make up the Finger Lakes region of west central New York State, ranging from 40 mile long Cayuga Lake to 3 mile long Canadice Lake. The region is situated between the cities of Syracuse and Rochester and runs 75 miles from east to west and 50 miles from north to south.

The area is made up of small undeveloped natural preserves to bustling and boat filled tourist havens. The area offers activities for tourists 12 months a year — from wine tasting tours at over 100 wineries, hiking, kayaking, boating, golfing, fishing as well as winter activities.



INTERLAKEN, NY PROPERTY HOSPITALITY INDUSTRY IN SENECA COUNTY

As one of the earliest forms of lodging establishments, the bed and breakfast inn (B&B) has long been prevalent in American society.

The Bed and Breakfast (B&B) industry in Seneca County, New York, is a significant component of a booming regional tourism. Visitor spending in the county has nearly doubled in recent years, growing from roughly \$80 million to over \$160 million annually as of late 2025. Ranked second in the Finger Lakes region for visitor spending growth.

As a central part of the Finger Lakes, Seneca County serves as both a destination and a hub, where visitors come to explore outdoor recreation, local culture, and unforgettable experiences, and businesses thrive within a supportive, connected community. From agriculture and tourism to innovation and entrepreneurship, the region's diverse economy reflects its strong roots and forward-thinking spirit.

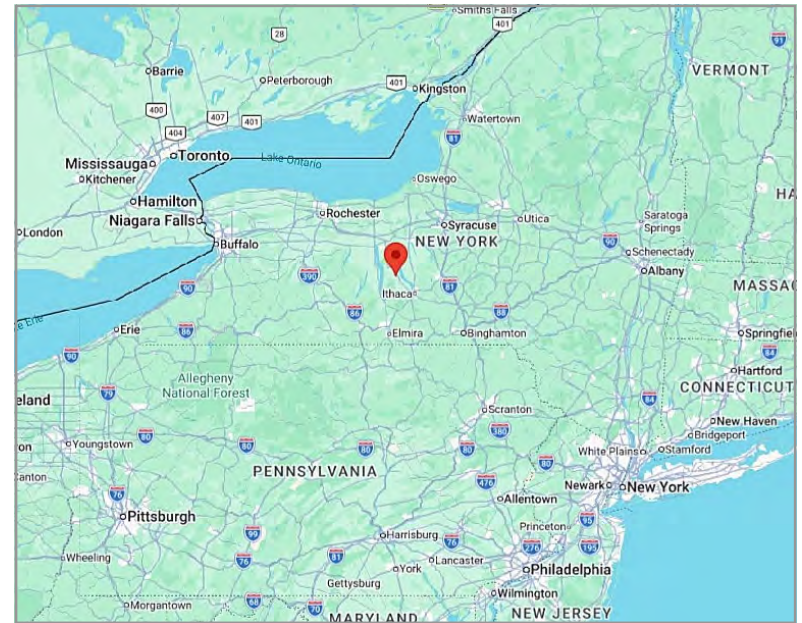
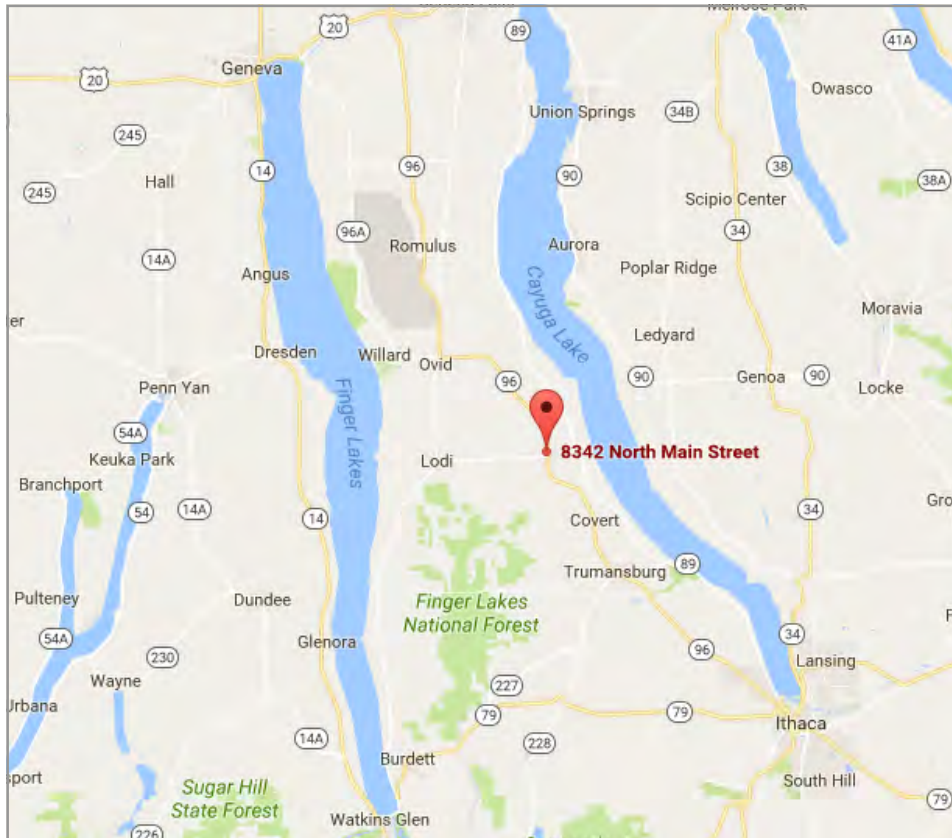
Whether you're visiting, living, or doing business here, Seneca County embodies the very best of the Finger Lakes, where opportunity, beauty, and community come together. Seneca County is an appealing destination for both innkeepers and their guests.

The industry is concentrated in historic hubs like Seneca Falls and along the shores of Seneca and Cayuga Lakes. The tourism industry, including B&Bs, is the top employer in the Finger Lakes region by percentage of workforce. Lodging is the single largest spending category for visitors to the Seneca Lake area.

In 2026, the B&B and hotel industry in New York State is valued at \$216.7 million, with an average annual growth rate of 3.7% over the last five years.

The Finger Lakes Bed and Breakfast Association supports over 30 member B&Bs across the region, providing marketing and local resources for innkeepers.

INTERLAKEN, NY PROPERTY MAPS





INTERLAKEN, NY PROPERTY CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: 8342 North Main Street • Interlaken, NY 14847

- This Offering Memorandum has been prepared by Prestige Group (hereafter known as Prestige) and, does not purport to be all-inclusive. All projections have been developed by Prestige, the Owners and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Prestige or the Owners, and therefore are subject to variation. Prestige, Owners and its employees disclaim any and all liability for inaccuracies, representations and warranties, expressed and implied, contained in, or for omissions from Offering Memorandum or any other written or oral communication transmitted or made and we expect prospective purchasers to exercise due diligence to verify all information.
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- By accepting this Offering Memorandum, Buyer agrees (I) to hold and treat it in the strictest of confidence, (II) not to disclose the offering Memorandum or any of its contents to any other entity (except outside advisors retained by you) without the prior written authorization of the Owners or Prestige (III) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owners or Prestige.
- In consideration for this introduction, Buyer agrees that should Buyer enter into negotiations or agreements with respect to the Property the same shall be done through Prestige. In the event that Buyer violates this Agreement, both Prestige and Owner(s) shall be entitled to all remedies provided by law, including, but not limited to, injunctive relief and damages. In the event that Buyer disclosed the availability of this property to a third party and this third party or the Buyer purchases the above Property without Prestige, then Buyer in addition to the remedies specified herein, will responsible for the payment of Prestige's commission.
- Buyer acknowledges that they are working with Prestige as Exclusive Broker and Buyers are not represented by any other real estate broker or agent. Buyer also agrees that they will not contact Owner or Owner's Employees directly or indirectly under any circumstances. Additional information and an opportunity to inspect the Property will be made upon request to Prestige.
- Prestige, understands and acknowledges that if the Potential Buyer is a "publicly traded company" on the New York Stock Exchange, and that the existence of discussion regarding Potential Buyer's interest in the Potential Transaction may be material non-public information about Potential Buyer. Prestige, Owner and their respective affiliates and Representatives will comply with all federal and state securities laws as they relate to the purchasing or selling of securities of Potential Buyer after receipt of material non-public information about Potential Buyer.

ACKNOWLEDGED, AGREED AND ACCEPTED this _____ day of _____, 2026, by

Buyer's Signature

Buyers Company (Print)

Buyer's Email Address (Print)

Buyer's Name (Print)

Buyer's Office Number

Buyer's Cell Number

Buyer's Mailing Address (Print)

Buyer's Fax Number

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