# INN AT MYSTIC

57-KEY BOUTIQUE HOTEL | MYSTIC, CT





## EXECUTIVE SUMMARY

Boston Realty Advisors is exclusively retained to solicit offers for the Inn at Mystic, a 57-key boutique hotel located in Mystic, Connecticut. Situated on 14 secluded acres overlooking Fishers Island Sound and Mystic Harbor, the Inn at Mystic offers expansive water views and a relaxing environment including in-room Jacuzzis, wood burning fireplaces, and an on-site pool. The recently renovated accommodations consist of the Main Building, East Wing, The Haley Mansion as well as the Harbour House Restaurant. This extraordinary asset provides qualified buyers the opportunity to acquire a critical mass of rooms with ample land for additional development in a preeminent seaside location.

For more than 30 years, the Inn at Mystic has hosted over a thousand weddings with a full suite of banquet services. Centered on the Haley Mansion, a timeless Colonial Revival, the facility continues to excel as an ideal event location. The mansion sits on a hill and is surrounded by manicured gardens, views of Mystic Harbor, and a serene meadow and pond with an enchanting waterfall.

Mystic, Connecticut is a charming New England seaside village, rich in history and home to the popular Mystic Seaport and newly updated Mystic Aquarium. Located mid-way between New York City and Boston, Mystic offers travelers a variety of amenities that highlight the pristine harbors and beaches along the regional shoreline. It also provides convenient access to Mohegan Sun, Foxwoods Resort Casino, and the Connecticut Wine Trail.

Inn at Mystic is offered for sale on an unpriced basis. We will be conducting tours of the property with a call for offers to follow. Please visit www.lnnMysticCT.com for more information.

### Value and Opportunities



Expansion of Wedding and Event Business



Development Potential



Draft Off Rising
Average Daily Rates



Significant Operating Margin Upside



Increase Shoulder Season Occupancy











MASSACHUSETTS



#### CONNECTICUT

.5 miles to Downtown Mystic

11 miles to Foxwoods Resort Casino

22 miles to Mohegan Sun

#### BOSTON

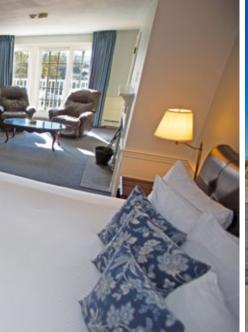
Drive: 1 hr 45 mins Train: 1 hr 30 mins

#### NYC

Drive: 2 hrs 15 mins

Train: 3 hrs







## Property Amenities & Features

57 Keys

Situated on 14 seaside acres

Full service banquet facilities

Onsite Restaurant Dining with full bar and two oceanview decks

**Business Center** 

Tennis Court

Basketball & Volleyball Courts

Complimentary Bicycles

Canoeing / Kayaking

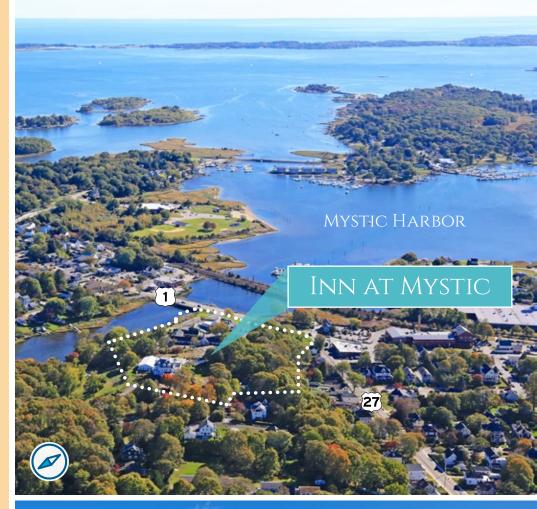
Wood burning fireplaces

Sweeping harbor views

Renovated in 2014

Preeminent Downtown Mystic location

Brand enhancing opportunity





#### **CAPITAL MARKETS**

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