

SHADOW LAWN INN

3180 Rothesay Road | Rothesay, New Brunswick

FOR SALE



TURNKEY HOSPITALITY INVESTMENT

Cushman & Wakefield Atlantic is pleased to present this rare and exceptional hospitality investment opportunity in an upscale suburb of Saint John.

This historic circa 1870 property, once the summer home of a prominent Saint John department store owner, is located in a quaint small town yet close to an urban centre, this historic inn caters to exclusive travelers as well as locals looking for a fine dining experience.

The Inn is also known for hosting unforgettable weddings and corporate events. An excellent opportunity for an aspiring Innkeeper looking for a property with a proven track record.

For more information on this opportunity please contact Stephanie Turner or Brock Turner to receive a confidentiality agreement (CA). Confidential Information Memorandum (CIM) will be delivered after receipt of a signed CA.





PROPERTY OVERVIEW

Nestled near the highly visited Bay of Fundy, Shadow Lawn Inn seamlessly blends its rich history with contemporary comfort.

This distinguished property features nine elegantly appointed guestrooms, each with a private bath, individual climate control, and Wi-Fi, with one suite boasting a cozy gas fireplace.

The Inn's acclaimed dining program, open to both guests and the public, showcases a menu of regional specialties and classic cuisine, crafted with locally sourced produce, seafood, and meats.

A fully equipped commercial kitchen, complete with a top-of-the-line hood system, supports the restaurant's exceptional culinary offerings.

HIGHLIGHTS

- The historic Inn sits on a 1.16 acre lot
- The property is located +/- 10 minutes from Uptown Saint John
- It boasts nine guest accommodations blending historic details and modern amenities
- Within the building there are two long-term rental apartments, currently in use as two level owner's quarters
- This Inn presents a Turnkey investment opportunity





ACCOMMODATIONS



COMMERCIAL KITCHEN

IDEAL OPPORTUNITY FOR:

- Individuals who possess a fervent dedication to hospitality and an enthusiasm for connecting with diverse individuals.
- Those with a meticulous eye for detail, committed to ensuring each guest encounter is nothing short of exceptional.
- Engaged owner-operators who are fully immersed in the daily activities of the inn, taking a hands-on approach to management.
- Chefs and/or food enthusiasts who are passionate about using the highest quality ingredients in their culinary creations.



COMFORTABLE DINING

LOCATION HIGHLIGHTS

Located in the heart of the picturesque Kennebecasis Valley, Rothesay is one of New Brunswick's most affluent and desirable communities, known for its historic charm, scenic waterfront, and vibrant local culture.

Ideally positioned for travelers, Rothesay is less than 20 km from the Digby Ferry, a key link between New Brunswick and Nova Scotia, and just 135 km from the U.S. border, offering easy access to Maine. Its prime location makes it an excellent spot for hospitality, attracting both tourists and business travelers year-round.



TOURISM HIGHLIGHTS



KENNEBECASIS VALLEY

Historically, the Kennebecasis Valley, particularly the town of Rothesay, served as a summer retreat for Saint John's affluent residents following the arrival of the European and North American Railway in 1853.

Today, this picturesque region continues to attract visitors with its rich history and natural beauty. The Kennebecasis River offers opportunities for sailing and kayaking, while local parks and trails provide scenic spots for hiking and cycling. The area's blend of historical charm and recreational activities makes it a compelling destination for tourists seeking both relaxation and adventure.

Source: Explore NB

BAY OF FUNDY

The Bay of Fundy's dramatic tides, stunning coastal formations, and world-class whale watching make it a must-visit destination. Visitors can walk on the ocean floor at Hopewell Rocks, kayak through sea-carved arches, and spot rare whales in the bay's nutrient-rich waters.

These natural wonders draw travelers seeking adventure and relaxation, making the region a vibrant hub for tourism. With its breathtaking scenery and unique experiences, the Bay of Fundy continues to captivate visitors year after year.

Source: Explore NB



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