



# Former Luxury Destination Ready for Rejuvenation

## Sharon Springs, Schoharie County, New York

## OVERVIEW

Once the summer destination for wealthy and famous guests (Vanderbilts, Rensselaers, Oscar Wilde), the 150-room Hotel Adler operated from 1929 until 2004 and sits prominently on 4+ Cliffside acres. With access to natural springs, it overlooks the historic Village of Sharon Springs and Brimstone Creek. Its grand Spanish style architecture and glorious history make it a unique property with unlimited redevelopment potential. It is one of 177 contributing features in the Village listed on the National Register of Historic Places.



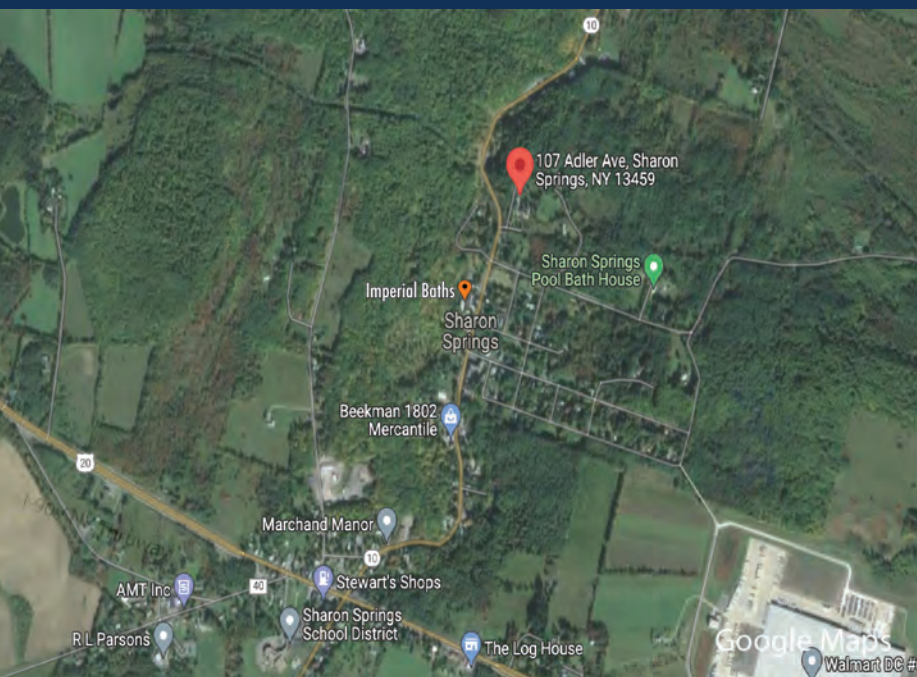
## REGIONAL & LOCAL ASSETS

- Access to natural and healing mineral water, spas and temples
- Home to Beekman 1802 Mercantile
- Commitment to the arts with investor momentum – Klinkhart Hall Arts Center
- Annual Harvest Festival attracts thousands of visitors
- Multiple major tourist destinations including nearby Cooperstown and Glimmerglass Opera, est 300,000 visitors annually
- Easy access to I-90 to the north and US Route 20 Scenic Byway to the south

# OPPORTUNITY

On behalf of the owner, SEEC is accepting expressions of interest for the purchase and redevelopment of a this unique 4+ acre property.

- Strong Village and community support for tourism opportunities
- Access to most state and federal programs (low/mod AMI)
- Appalachian Regional Commission Incentives
- Designated Opportunity Zone
- PILOT agreements with job creation/retention
- Village Leadership proactively making public infrastructure investments



# PROPERTY DETAILS

## PROPERTY ADDRESS

107 Adler Ave (248 Main Street)  
Sharon Springs, NY 13459

## CURRENT USES

Vacant

## OWNERSHIP

Private

## SIZE

4.38 acres (+adjacent 8 acres)

## BUILDINGS

5-stories 61,102 s.f.

## CURRENT ZONING

M-S (Main Street: the purpose of this district is to provide a focal point for commercial activities in the Village and to develop and promote a traditional Main Street corridor that is protective of the historic character and architectural heritage of the area)

## UTILITIES

Public water, sewer and electricity

## NEXT ACTION

Identify stakeholders and developer regarding sale of property and potential future hospitality or residential/mixed use redevelopment

## FOR MORE INFORMATION

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