

E. N. HOFFMAN, INC.
Hospitality Investments & Services
Presents



CHELSEA INN
NEW YORK, NEW YORK



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New York, NY 10011
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E.N. Hoffman, Inc.
13200 W. Newberry Road
Suite F-29
Newberry, FL 32669
Phone: 352-505-6735
E-mail: elliott@enhoffman.com

PRICE: \$9,500,000

PROPERTY INFORMATION

Built in 1895
37 guestrooms
2 Five-story buildings

2 Retail Stores
Flatiron District
Lot Size: 16.92 ft x 92 ft; 16.8 ft x 92 ft

These charming, renovated 19th century townhouses offer safe and comfortable accommodation. The place has the feel of an old country home. The Chelsea Inn is located in the heart of New York just off Fifth Avenue near the wonderful restaurants, theatres, shopping and attractions that the city has to offer. The hotel is just steps away from Barnes and Noble, Union Square Farmer's Market, Loehmann's, Lower 5th Avenue Shopping, ABC Home, Greenwich Village and Soho. The Chelsea Inn is located in the flat iron district, which is one of New York's hottest neighborhoods. It is the ideal location if you want to be in the heart of Silicon Alley or near Midtown as it is just within a 15 minute walk from the Empire State Building, the Village, the photo district, the Toy Center and Gift Building or where all the hippest restaurants and clubs are located. The rooms are generously large and suites are huge. All rooms include refrigerator, coffee maker and hot plate - silverware and plates upon request. This hotel's rooms are equipped with safes for personal belongings and have double-locked doors for peace of mind. The lobby is well secured with 24-hour video surveillance. The Chelsea Inn has private rooms, each with one double bed with a shared bathroom with the room next door. All rooms have color TV with basic cable, telephone with voice mail, air conditioner. All guests receive a voucher for breakfast at Nana's Treats.

HOTEL SERVICES / AMENITIES

Complimentary Coffee
Smoke Alarm in Rooms
Photocopy Service
Sprinkler in Rooms
24 Hour Front Desk
Multilingual
Air Conditioning (In Room)
Refrigerator
Iron

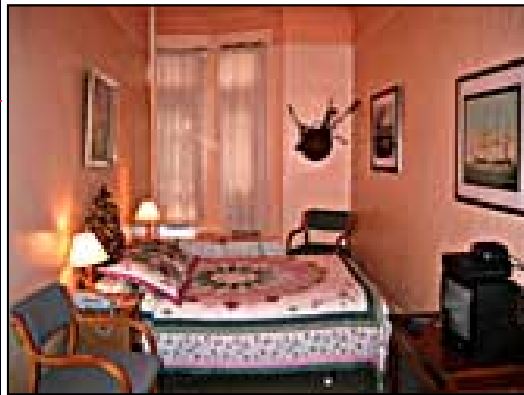
Telephone
Television (Cable/Satellite)
Microwave Oven
Non-Smoking Rooms
Daily Maid Service
Safe (In Room)
Coffee Maker
Voice Mail
Kitchen/Kitchenette

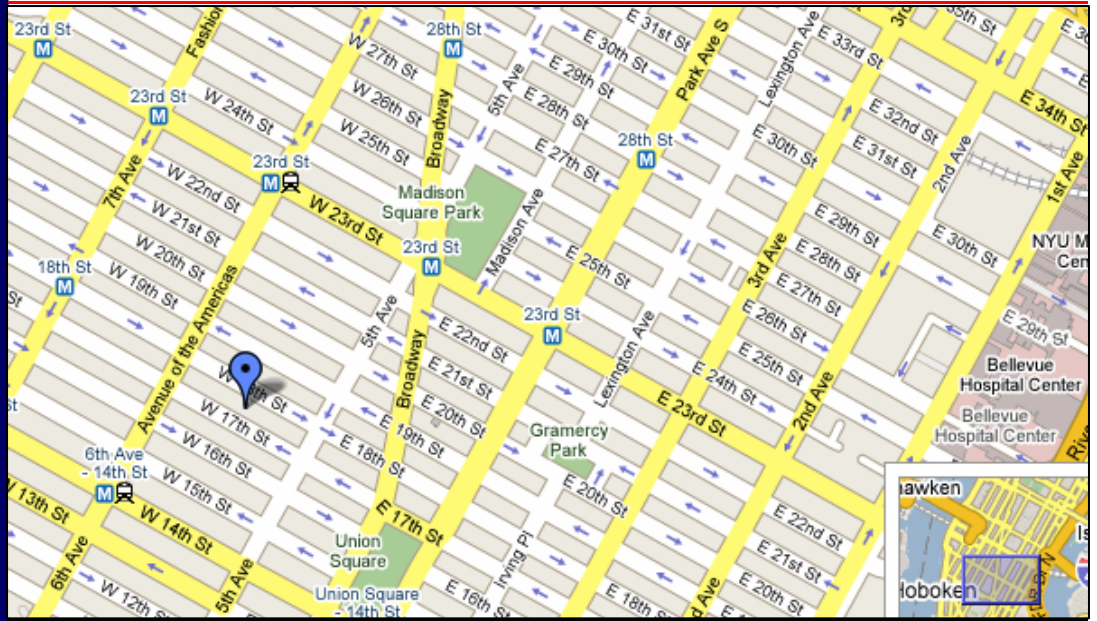
DISCLAIMER: The information contained herein and contained in any supplemental documents have been furnished by sources we believe to be reliable, and every effort has been made to provide accurate information. However, the Brokers involved are not responsible for misstatements of facts, errors, omissions, prior sale, change of price, or withdrawal from market without notice.

HOTEL PHOTOS



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RESTAURANTS & LOUNGES



E.N. Hoffman, Inc.
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| <i>Gramercy Tavern</i> | <i>Aspen Restaurant & Lounge</i> | <i>Restaurant 147</i> |
| <i>Blue Water Grill</i> | <i>Spain Restaurant & Bar</i> | <i>Nana's Treats</i> |
| <i>Justin's Restaurant</i> | <i>Edo Japanese Restaurant</i> | <i>Red House Restaurant</i> |
| <i>Six & Twelve Restaurant</i> | <i>Sal Anthony's Restaurant</i> | <i>Paquito's Restaurant</i> |
| <i>Eleven Madison Park</i> | | <i>Rico's Restaurant</i> |

AREA ATTRACTIONS

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| <i>Greenwich Village</i> | <i>Forbes Magazine Building</i> | <i>Chelsea</i> |
| <i>Times Square</i> | <i>Center for Jewish History</i> | <i>Madison Square Park</i> |
| <i>Empire State Building</i> | <i>Institute for Contemporary Arts</i> | <i>Bronx Zoo</i> |
| <i>Fashion Institute of Technology</i> | <i>St. Patrick's Cathedral</i> | <i>Central Park</i> |
| <i>Union Square</i> | <i>Gramercy Park</i> | <i>Grand Central Station</i> |
| <i>Flatiron Building</i> | <i>East Village</i> | <i>Carnegie Hall</i> |
| | | <i>Radio City Music Hall</i> |