



# JUDGE'S QUARTERS BED & BREAKFAST

A Historic, Turnkey B&B in the Heart of Lowville, NY



7485 South State Street, Lowville, NY 13367



## Bed & Breakfast features:



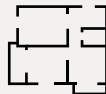
4 Bedrooms



4.5 Bathrooms



1 Kitchen



Carriage House  
30 x 30  
Flexible Space



2 Fully  
Furnished Apts.



Outdoor  
Entertainment  
Space




Additional  
Building Lot

## About:


This beautifully maintained historic home has operated as a successful bed and breakfast for the past seven years. Set on professionally landscaped grounds with pergolas, patios, a gazebo, firepit, and an outdoor bathroom, the property features four spacious guest rooms—each with a private bath—and an additional half-bath for guests.

A standout feature is the versatile 30x60 Carriage House, which includes a fully independent 1-bedroom apartment and a flexible 30x40 open-concept space currently used as an additional apartment. This space can easily be converted into an event venue, garage, or small business space.

Whether continuing as a B&B or reimagined for events or mixed-use, this unique property offers exceptional potential for entrepreneurs and lifestyle buyers alike.

 (315) 874-4022

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# A Unique Bed & Breakfast Opportunity with Versatile Carriage House

## Why Buy Judge's Quarters?

- ✓ **Trusted Reputation** | Established brand with strong local recognition and guest loyalty
- ✓ **Flexible Ownership Model** | Ideal for an owner/operator or passive investor with staff in place
- ✓ **Historic Charm & Modern Comfort** | Unique character that sets it apart from cookie-cutter accommodations
- ✓ **Consistent Occupancy** | Year-round demand from tourists, professionals, and special event guests
- ✓ **Prime Location for Tourism** | Situated in a high-traffic recreational region with growing visitor interest
- ✓ **Ongoing Property Enhancements** | Owners have consistently invested in thoughtful upgrades to maximize value, comfort, and guest appeal

## Opportunities for Growth

- 🎯 **Expand Event Offerings** | Host retreats, intimate weddings, corporate stays, and small gatherings
- 🎯 **Optimize Breakfast Service** | Explore simplified or self-serve breakfast models to reduce costs and labor needs
- 🎯 **Unlock Additional Development** | Utilize the separate building lot for expansion—new guest accommodations, event space, or a complementary business

## What's Included:

Real estate (historic home & property) - 1.75 Acres  
Furnishings and guest room décor  
Kitchen and hospitality equipment  
Business name, branding, website, social media  
Marketing materials and vendor/supplier lists

## CONTACT US

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## Investment

Real Estate: \$600,000  
Equipment, Furniture, Decor: \$125,000  
Goodwill: \$55,000  
Owner Financing Available\*\*

# \$780,000

Updated December 31, 2025