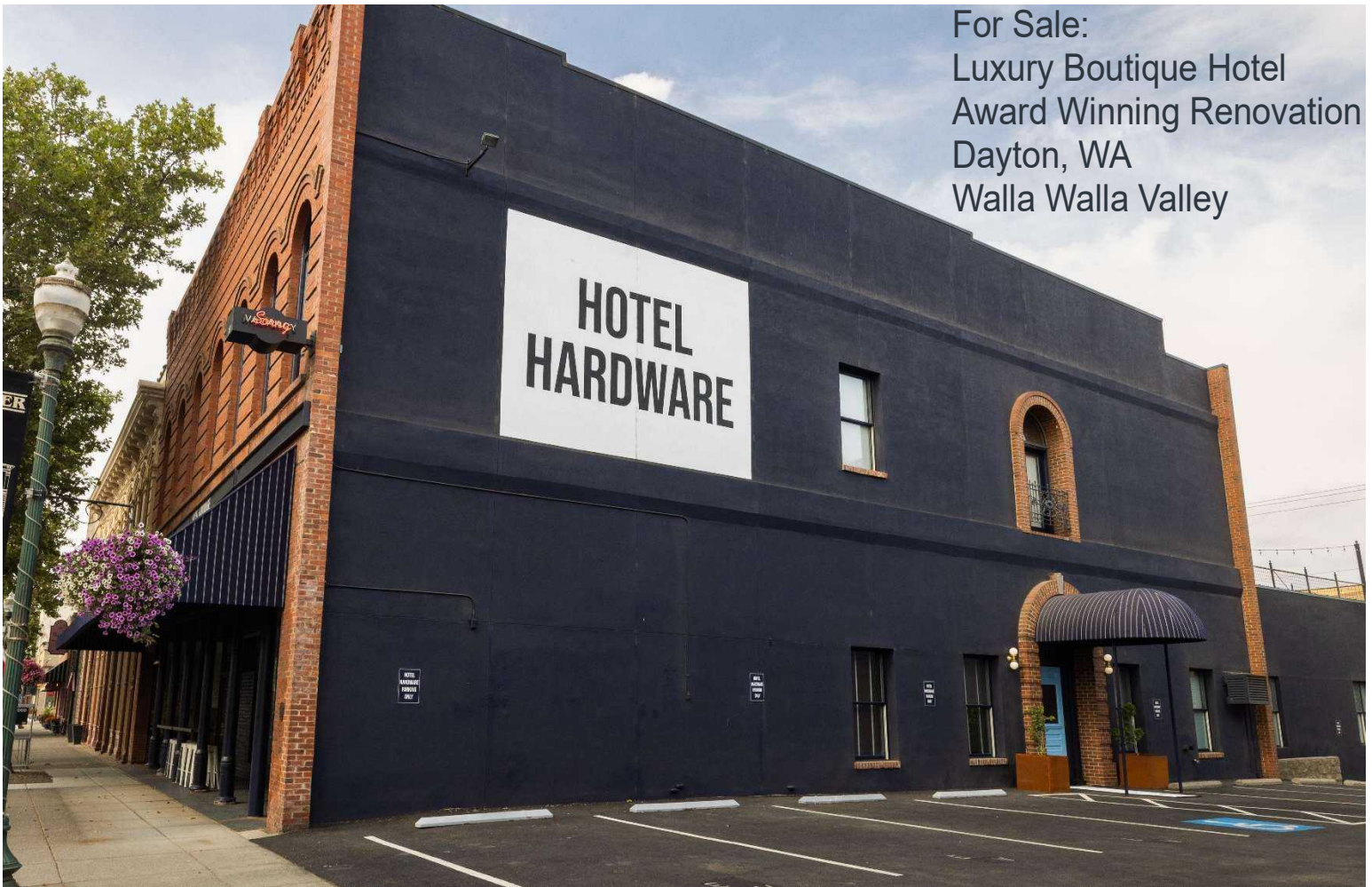


For Sale:  
Luxury Boutique Hotel  
Award Winning Renovation  
Dayton, WA  
Walla Walla Valley



## Hotel Highlights

- \$1,999,999
- 15 stately suites with wood floors, brass fixtures, high ceilings, and private baths
- Cocktail Lounge with attached cold kitchen
- Specialty Coffee Shop
- Bottle/Retail Shop
- Expansive Rooftop Deck
- On-site parking
- Contactless hotel concept
- Award winning renovation
- Dayton, WA - Walla Walla Valley
- Comprehensively renovated
- Ideal for owner operator to live on site

## DITCH THE HOUSING PAYMENT AND TRADE CITY LIFE FOR BRICK WALLS, ROAMING WILDLIFE, WINE FROM THE SOURCE, AND NEON SUNSETS FROM THE ROOFTOP.

Value add opportunity in Historic Dayton, WA, the gateway to Palouse Falls, Bluewood Ski and Walla Walla Wine Country. Award winning historic renovation. Building was thoughtfully restored in 2024. No expense was spared including upgrading systems. Building offered at a significant discount to developer cost and appraisal value. Considerable upside through concept and management repositioning. All business assets are included in the sale. Not considering seller financing. SBA 504 with 15% down is recommended.

The famed landmarked building was built in 1890 by beer mogul Jacob Weinhard, nephew of Henry Wienhard. The property rests in the comforting shadow of the Bluewood Maintains/Umatilla National Forest and the roaming hills of the Palouse. In the hotels' brief existence, the Hotel Hardware has caught the attention of the Seattle Times, 1889 Magazine, Northwest Travel Magazine, and Seattle Met. The owners no longer live in market and are running it passively. Tremendous upside in activating the hotel to its operational potential.