

**42 Stockbridge Rd**  
West Stockbridge, MA 01266



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**MLS# 248161**



**\$559,000**

**18 Bathrooms | 5,568 Sqft**

Here's a rare opportunity to own a classic roadside motel with strong potential in a popular small-town tourist destination. This 17-room property, complete with an on-site owner's quarters, offers a solid foundation for renovation or rebranding. The motel has been operating for many years and continues to welcome repeat travelers, but it would benefit from fresh energy and cosmetic updates to reach its full potential. With steady local tourism and limited lodging competition, there's plenty of room to grow revenue through improved marketing, refreshed rooms, and updated amenities. Located near shops, restaurants, and popular area attractions such as Tanglewood, Edith Wharton House, Norman Rockwell Museum, and many others. The attached owner's quarters make it ideal for an owner-operator ready to bring new life to a proven business model. With 17 guest rooms in varying condition ready for upgrades with an on-site owner's living quarters for convenient management. Consistent occupancy with potential to increase rates and bookings complete with ample on-site parking and highway visibility. This property offers an ideal renovation or repositioning opportunity for hands-on owner or investor. This is your chance to acquire a well-located motel with plenty of upside an affordable entry into the hospitality market with strong potential for



**Timothy Gallagher**

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