

The Central Downtown

Berkshires Extended Stay Escape

About:

Unique opportunity to own The Central Downtown Inn & Suites, a charming extended stay property in the heart of Pittsfield, MA, nestled in the beautiful Berkshires. Positioned in the cultural and commercial hub of the Berkshires, it's perfect for those seeking a welcoming and convenient retreat while exploring all that this vibrant region has to offer.

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20 West Housatonic Street Pittsfield, MA 02101

THE
CENTRAL
DOWNTOWN

INN + SUITES



★★★★
MUROFF
HOSPITALITY GROUP
Real Estate Brokerage & Advisory

Property Details

Muroff Hospitality Group presents The Central Downtown Inn & Suites, located in the heart of Pittsfield, Massachusetts, in the beautiful Berkshires. Nestled in a region known for its vibrant arts, stunning natural beauty, and year-round cultural attractions, this property is positioned in a Federal Opportunity Zone, offering significant tax advantages. Originally built for residential use, it has the potential for conversion. Easily managed with minimal staff and high occupancy, it can be run remotely or by an owner-operator. This is an ideal opportunity to enter the extended stay market in a bustling cultural hub of the Berkshires. The Berkshires has so much to offer, and the Central Downtown is a great spot to unwind after enjoying the culture and activities in Lenox, Stockbridge, Tanglewood, & Lee.

- ❖ 26 Units: King, Queens and Double Suites; full kitchens in all Suites
- ❖ Close to Tanglewood, Stockbridge, Lenox and Lee in the Berkshires!
- ❖ Condo-like apartments, ideal for a week, month or a year!
- ❖ Excellent customer mix: business, leisure, transient and senior
- ❖ High occupancy & solid rates; strong sales & marketing potential
- ❖ Great opportunity for first time buyer or to add to hotel portfolio

Price: \$2,925,000





Investment Overview

Muroff Hospitality Group is proud to exclusively present the sale of The Central Downtown Inn & Suites. Located in the heart of Pittsfield, Massachusetts, this extended stay property offers a prime investment opportunity in the beautiful Berkshires. Positioned in a Federal Opportunity Zone, the property provides significant tax advantages for the new owner. With high occupancy and minimal staffing needs, The Central Downtown is ideal for investors looking to capitalize on the strong demand for extended stay accommodations in the cultural and commercial hub of the Berkshires.

Interest Offered

Fee Simple interest in The Central Downtown Inn & Suites - 20 West Housatonic Street Pittsfield, MA 02101

Property Tours

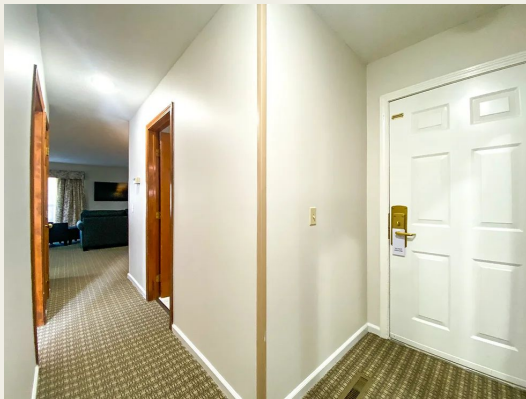
Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged in advance with Mitchell Muroff of Muroff Hospitality Group. Please do not contact on-site management or staff without prior approval.

The Suites

The Central Downtown is a newly renovated hotel that excels at providing lovely accommodations. This all-suite property provides all the comforts of home plus the convenience of housekeeping, laundry facilities and WiFi. Guests have plenty of room to spread out, get work done and relax. Each newly updated efficiency suite includes a living room, kitchen, bedroom, full bathroom, and deck.



The Suites

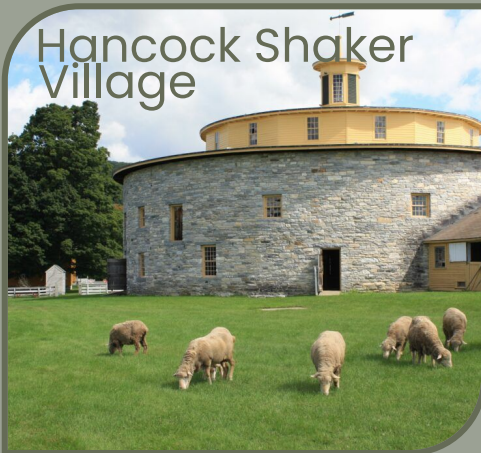


The Suites



Things To Do Nearby

Hancock Shaker Village



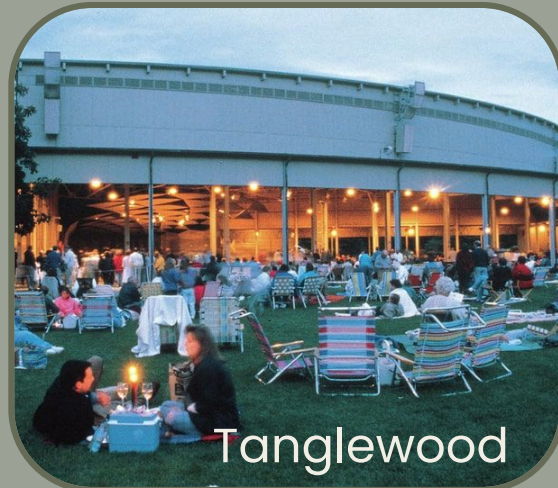
Bousquet Mtn

Greylock Mountain



In addition to the Colonial Theatre, which is walking distance from the The Central Downtown, there are many popular area restaurants, bars and even a new brewery to explore. Not to mention, hiking the tallest peak in Massachusetts, Greylock Mountain, nearby skiing at Bousquet Mountain, the renowned music venue, Tanglewood, and many more cultural arts, museums, and exciting adventures to explore in Pittsfield and the Berkshires!

Colonial Theatre



Tanglewood

Demographic Highlights

Located in a leafy neighborhood off Highway 20, The Central Downtown is a charming extended stay property in Pittsfield, Massachusetts, right in the heart of the Berkshires. Known for its rolling hills, cultural attractions, and vibrant arts scene, the Berkshires offers an ideal blend of natural beauty and convenience.

\$77,000+ Median Household Income

The median household income in Berkshire County, Massachusetts is \$77,498, according to the 2023 American Community Survey.*

*US Census Data



\$371K Median Home Value

As of October 2024, the average Berkshire County, MA home value is \$371,567, up 3.9% over the past year, according to Zillow.

Historical Significance

Pittsfield is rich in history, evolving from its woolen mill roots to become the economic and cultural center of the Berkshires. The city is home to historic landmarks and resources like the Pittsfield Historical Society.



Nature and Outdoor Recreation

An abundant outdoor activities such as Mount Greylock, Massachusetts' highest peak, and Bousquet Ski Mountain. Visitors can enjoy hiking, skiing, and stunning year-round views, a nature lover's paradise.

Education & Nearby Universities

Pittsfield benefits from its proximity to several well-regarded educational institutions. Nearby Berkshire Community College and Massachusetts College of Liberal Arts (MCLA) offers accessible higher education opportunities, and the University of Massachusetts Amherst. These institutions contribute to the community's vitality and attract professionals and students to the area.



Arts & Culture

Pittsfield is the cultural hub of the Berkshires, featuring attractions such as Tanglewood, the summer home of the Boston Symphony Orchestra, and the historic Colonial Theatre. The city hosts numerous galleries, theaters, and festivals, providing a vibrant arts scene that draws visitors from all over.

Nearby Employers



A DuPont Business



In Pittsfield, Massachusetts, and its surrounding areas, a few notable companies and institutions play significant roles in the local economy. Above represent some of the major businesses in the area.

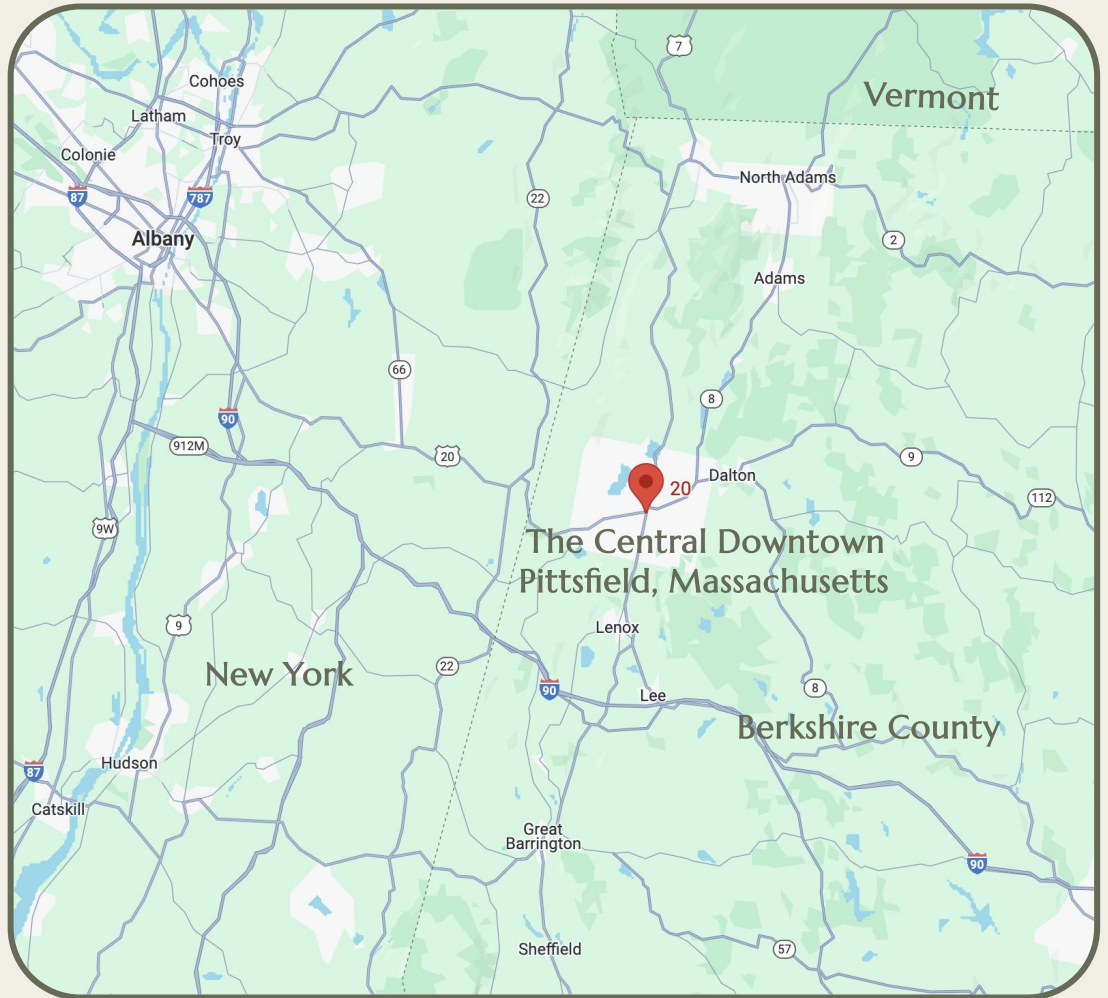
Location & Travel

Address:

20 West Housatonic Street
Pittsfield, MA 02101

Public Transportation Options to Pittsfield:

- Approx. 1 hour from Albany International Airport and Hartford International Airport
- Interstate Rt 90 20 minutes.
- Amtrak & National Bus carriers less than 1 mile away





The Central Downtown

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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MUROFF HOSPITALITY AGENT FOR MORE DETAILS**



Meet Mitch:

Muroff Hospitality Group is a boutique, hospitality, brokerage and advisory firm dedicated to personalized service and comprised of seasoned hospitality professionals. With more than 50 years of hospitality experience, we serve the greater New York – New England region as the preeminent boutique hospitality brokerage firm representing independent and franchised hoteliers and restaurateurs alike. Mitch Muroff was a principal of Sage Hotel Corp., owning and operating 35 hotels throughout the Northeast and Canada. After selling their portfolio, he formed Muroff Hospitality Group. A licensed attorney and Realtor, Mitch has successfully negotiated the sale of dozens of hospitality transactions through an array of complexities with an unparalleled range of personalized service.



[Website Link](#)



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