

## INVESTMENT OPPORTUNITY

# Venango Valley Inn & Golf Course

21217 CHURCH STREET, ROUTE 19, VENANGO, PENNSYLVANIA



Ranked in Top 10 Best Public Golf Courses in Pennsylvania

## THE OFFERING

- Turn-key operation - loyal customer base, positive net cash flow and over \$3,000,000 in capital improvements
- Strong regional and international golf package play, with land available to expand this component of the business with onsite lodging
- Located one hour from Pittsburgh and two and a half hours from Ontario, Canada
- Historic federal 1838 inn fully restored as clubhouse - and nearby pavilion with seating for 150 guests
- Three bedroom rental apartment or home located adjacent to driving range
- Gas wells provide free heating to onsite building and excellent irrigation water supply
- Irrigation system only 10 years old - golf maintenance equipment in excellent condition and 76 gas carts convey with sale
- Additional land and 3 bedroom/2 bath ranch home also available



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

**ALLEN DEPUY**  
Vice President  
+1 215 928 7520  
[allen.deputy@colliers.com](mailto:allen.deputy@colliers.com)

**COLLIERS INTERNATIONAL**  
Ten Penn Center  
1801 Market Street, Suite 500  
Philadelphia, PA 19103  
+1 215 925 4600



Golf Course Advisory Services