

Prime Lake George Investment

About:

Seize the opportunity to acquire the Best Western of Lake George, an 87-room interior corridor hotel located near Fort William Henry and the lake's vibrant waterfront. Surrounded by top attractions, the property is in a consistently strong tourism market. With high visibility and year-round appeal, this well-maintained hotel offers investors a turnkey asset in the heart of the Adirondacks.

Contact Mitch Muroff:

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📞 617-610-7774

Best Western of Lake George

2452 State Route 9N, Lake George, New York 12845



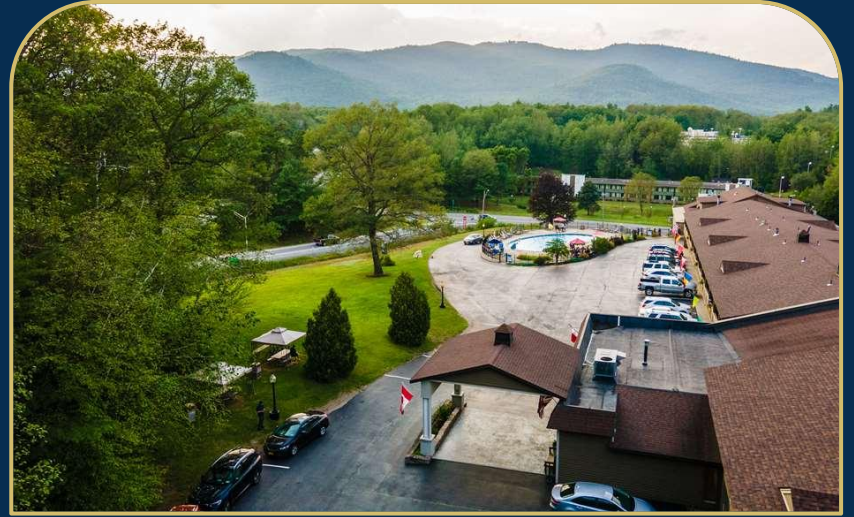
MUROFF
HOSPITALITY GROUP
Real Estate Brokerage & Advisory

Property Details

Muroff Hospitality Group is proud to exclusively offer for sale the Best Western of Lake George. This 87-room interior corridor hotel is ideally situated in the Adirondacks, minutes from the shores of Lake George and historic Fort William Henry. Offering convenient access to top regional attractions, including Six Flags Great Escape and Million Dollar Beach, the property provides a turnkey investment opportunity in one of New York's most popular year-round destinations.

- ❖ Prime location in Lake George, a popular year-round destination.
- ❖ Minutes from Lake George Village and the lake's scenic waterfront.
- ❖ Near to restaurants, attractions, steamships, beaches and hiking.
- ❖ Easy access to I-87 and less than an hour from Albany International Airport ensures strong regional connectivity.
- ❖ Consistent seasonal demand driven by family vacations, group travel, and Adirondack tourism.
- ❖ Growing tourism, offering stable occupancy and revenue potential.

Price: 4,900,000





Investment Overview

Muroff Hospitality Group is proud to exclusively market for sale the Best Western of Lake George, an 87-room hotel ideally positioned near the shores of Lake George and the historic Fort William Henry. This established property offers a strong brand presence, high visibility from Route 9, and close proximity to the region's most popular attractions, including Six Flags Great Escape, Million Dollar Beach, and Lake George Village. With consistent seasonal demand, strong regional drive-market appeal, and year-round tourism, this hotel presents a compelling investment opportunity in one of the Adirondacks' most dependable and desirable hospitality markets.

Interest Offered

Fee Simple interest in Best Western of Lake George at 2452 State Route 9N, Lake George, New York 12845

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.





Best Western of Lake George

Guest Rooms

Offering 87 comfortable guest rooms designed for relaxation and convenience. Room types include Standard Double, King, and Duplex Suites. Each room features a private bath, flat-screen TV, complimentary Wi-Fi, and daily housekeeping—perfect for families, couples, and business travelers alike.



Indoor & Outdoor Pools

The Best Western of Lake George features both indoor and outdoor pools, providing year-round enjoyment for guests of all ages. Whether relaxing after a day of Adirondack adventures or entertaining the family, these well-maintained amenities enhance the guest experience and support the property's strong occupancy across all seasons.



Breakfast Lounge

The inviting Breakfast Lounge at the Best Western of Lake George offers guests a warm, welcoming start to their day with a complimentary full hot American breakfast served daily. This bright and comfortable space enhances guest satisfaction and adds value to the overall stay, contributing to strong repeat business and positive reviews.



Demographic Highlights

Nestled in the scenic Adirondack region, Lake George Village is a vibrant destination celebrated for its stunning lake views, majestic mountains, and lively atmosphere. Known as the “Queen of American Lakes,” Lake George attracts visitors year-round with its mix of outdoor adventures, cultural attractions, and charming village amenities.

\$52,000+ Median Household Income

As of the latest data, the median household income in Lake George Village, NY, is \$52,196, indicating a stable economic environment.



Tourism Economy

Lake George attracts **over 6 million visitors** annually, contributing significantly to the region’s vibrant tourism and hospitality industries. This influx of travelers drives consistent demand for lodging and activities.**



Cultural and Historical Significance

Steeped in history, Lake George is home to landmarks such as Fort William Henry, which played a key role during the French and Indian War, and offers a rich cultural experience through annual festivals, concerts, and events.



\$269,500 Median Home Value

The median value of owner-occupied housing units in Lake George is \$269,500, reflecting a healthy real estate market.*

Outdoor Recreation Hub

Known for its extensive outdoor offerings, Lake George provides unmatched access to water sports, hiking, and skiing, making it a year-round destination for adventure seekers and nature lovers.



Proximity to Major Markets

Located within a few hours' drive of New York City, Boston, and Montreal, Lake George serves as a premier getaway for urban populations seeking an escape to the Adirondacks.



Nearby Activities



Water Sports



Hiking



Steamboats



Horseback Riding



Million Dollar Beach



Saratoga Springs

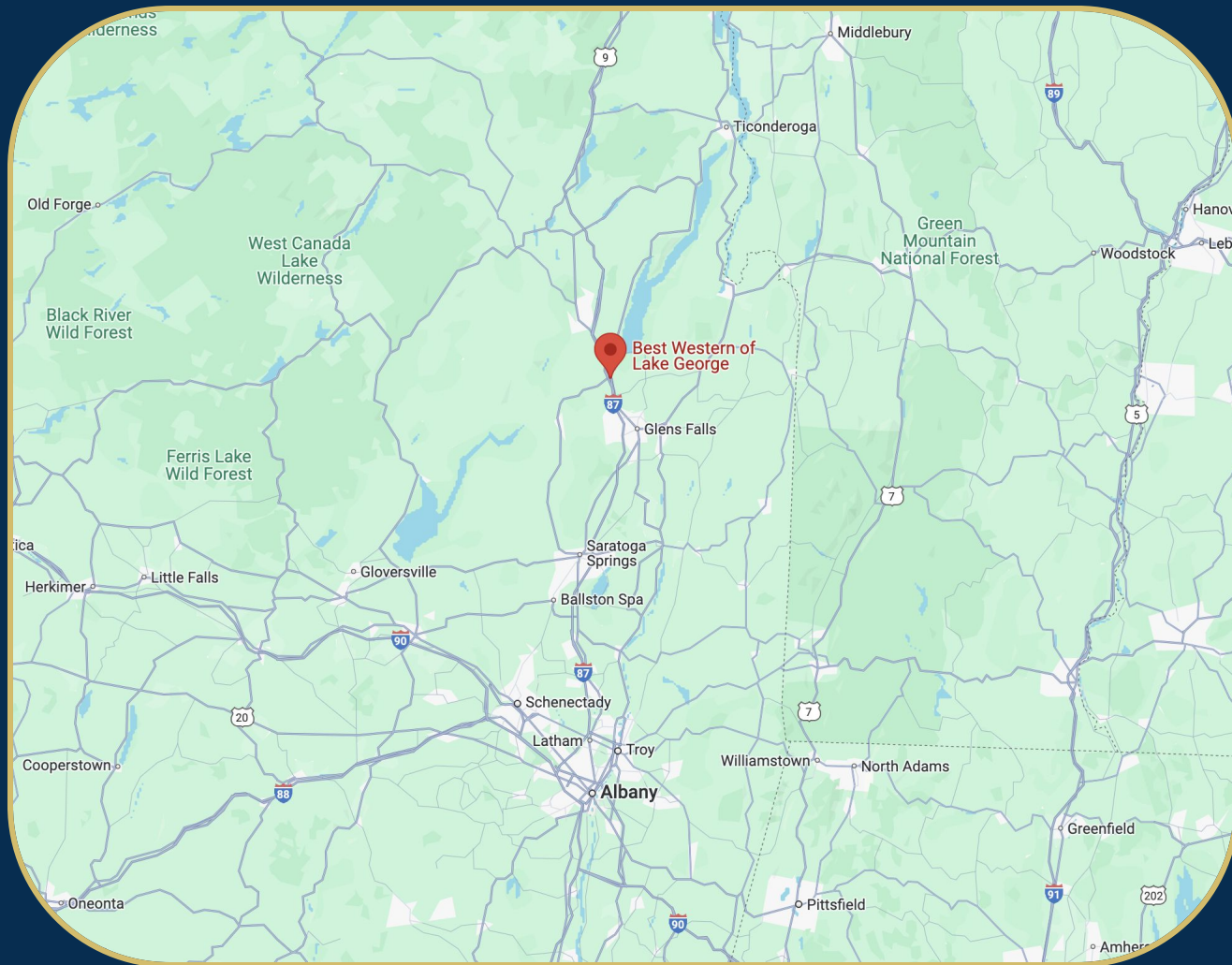


Six Flags

Location Map

2452 State Hwy 9N

Lake George, NY 12845



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





Meet Mitch:

Mitch Muroff is the founder of Muroff Hospitality Group, a boutique brokerage and advisory firm specializing in hospitality real estate across New York and New England. With over 50 years of industry experience, the firm provides personalized service to independent and franchised hoteliers and restaurateurs.

Before launching Muroff Hospitality Group, Mitch was a principal of Sage Hotel Corp., overseeing a portfolio of 35 hotels across the Northeast and Canada. Following the successful sale of the portfolio, he founded Muroff Hospitality Group to leverage his deep expertise in hospitality transactions.

As a licensed attorney and realtor, Mitch has successfully negotiated dozens of complex sales, offering strategic insights and a hands-on, client-focused approach. His extensive industry knowledge and commitment to excellence make Muroff Hospitality Group a trusted partner for those buying or selling hospitality assets.

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