

# The Preserve at Battenkill



## Luxury Glamping Resort!

### About:

The Preserve at Battenkill River is a brand new, stunning eco-glamping resort located within a few hours drive of New York City, Montreal and Boston. It opened its inaugural season in late summer, 2023. This gorgeous 81.68 acre property is nestled between the Green Mountain National Forest and the Adirondack Mountain State Park, bordering Vermont.

### Contact Mitch Muroff:

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📞 617-610-7774

935 State Route 313 Cambridge, NY 12816



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

# Property Details

Muroff Hospitality Group is proud to exclusively present the sale of The Preserve at Battenkill River. The Preserve is a unique riverfront luxury camping experience, which includes fully outfitted wood-framed tent cabins featuring their own private bathrooms, star gazing geodesic domes, rustic riverside cabins and riverside off grid travel trailers. Guests can kayak, canoe or tube from the property and wade into the waters of the Battenkill. They can enjoy mountain biking, grilling, fire pits, fishing, and the fresh air of the great outdoors!

- ❖ Beautiful property boasting the finest in luxury glamping!
- ❖ Everything is brand new and ready to go for new season!
- ❖ Enormous potential to expand from 20-35 units and more!
- ❖ Great opportunity for new & seasoned camping operator!
- ❖ Incredible profit margins for glamping in luxury market!
- ❖ Amazing location between NYC, Boston, VT & Montreal!

**Price: \$\$1,850,000**





## Investment Overview

Muroff Hospitality Group has been chosen to exclusively market for sale The Preserve at Battenkill River. The Preserve is a private 81.68 acre riverfront sanctuary surrounded by thousands of acres of state park land, boasting on site trophy trout fishing, bird watching, abundant nature, dark night skies, river tubing and kayaking. In the area you can enjoy local breweries, fiber and cheese tours, theater, horse racing in Saratoga Springs New York, hiking, skiing, antiques, outlet shopping in Manchester Vermont, and so much more.

## Interest Offered

Fee Simple interest in The Preserve at Battenkill River; 935 State Route 313, Cambridge, New York 12816

## 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.



GLAMPING RESORT



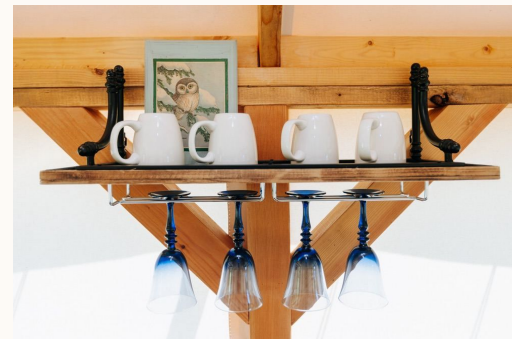
# Resort Deluxe Tent Cabins

Deluxe outfitted tent cabins with private bathrooms offer large decks overlooking the river, a private gas grill and smokeless open fire cooking pits, and more. Whether seeking a quiet place to read along the river bank, an invigorating hike or fishing from the clean clear waters of the Battenkill, a deluxe tent cabin can serve as an ideal home base.



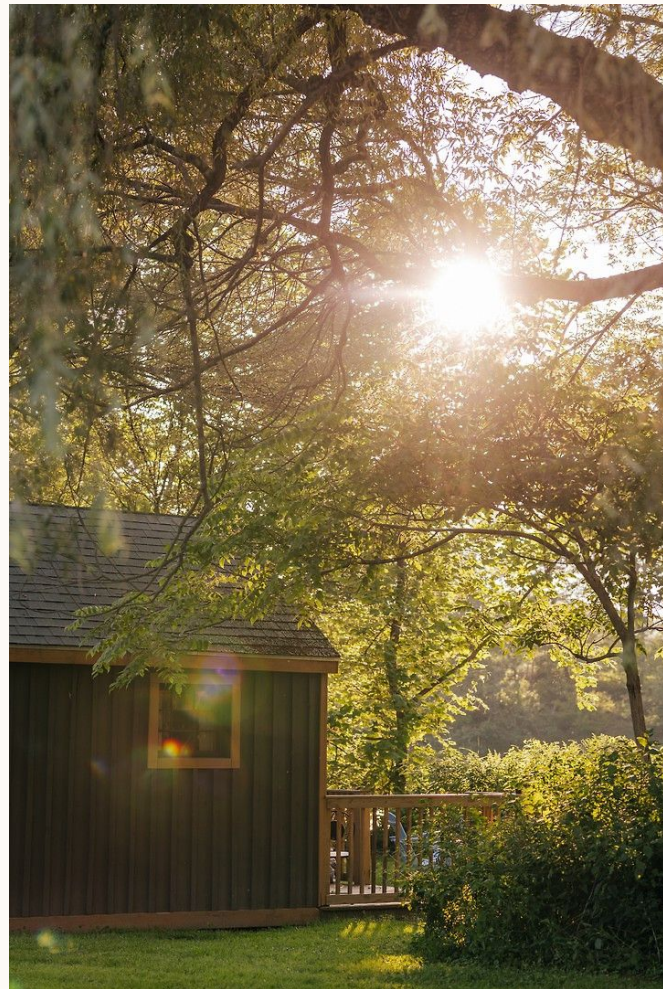
# Tent Cabins

Enjoy fully outfitted tent cabins with access to all the Preserve has to offer.



# Riverfront Glamping Cabins

The rustic river front cabins are fully furnished and have all you need to enjoy riverfront living. These cabins are steps from the river's edge and offer our most private accommodations.



# Stargazing Geodesic Domes

A glamping pod that blends with nature. The glamping pods will take you into the wild with a hotel-room comfort. With nearly half of the dome's surface clear, you will be as close to nature as it takes, yet feeling completely safe and cozy.

With its cozy, upholstered and insulated interior, the Glamping Pod is the perfect intimate space for couples and offers 180° panoramic views of the surroundings. At night it allows you to lay under the stars and gaze upon the stunning views of the night sky.



# River Bank Off Grid Travel Trailer

The off grid travel trailers are placed along the forested river bank. They include bathrooms, full kitchens, air-conditioning and heating and all the amenities you would expect in an RV. enjoy a more traditional camping experience without foregoing any of the basic amenities.



# Provisions: Outdoor Bistro Dining

Wander up to Provisions, the outdoor dining bistro and stay awhile. Provisions serves a range of farm to table staples utilizing as many local ingredients as possible and in high season is open seven days a week for breakfast and dinner. Provisions also offers a broad selection of beer, wine and liquor so that you can enjoy a local craft brew, glass of wine or evening aperitif with your meal or simply relaxing on the large deck or in the Pavilion.

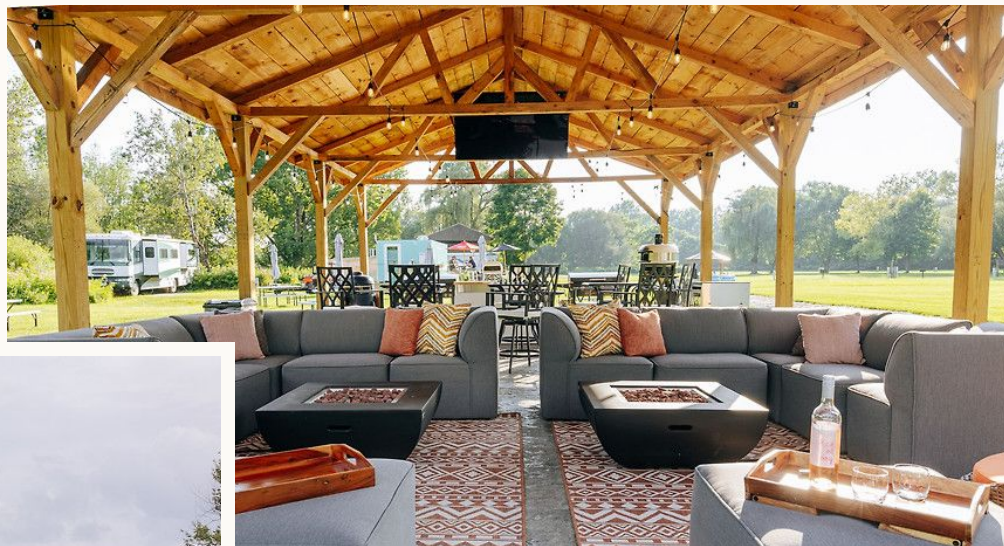


# The Outpost: Resort Store

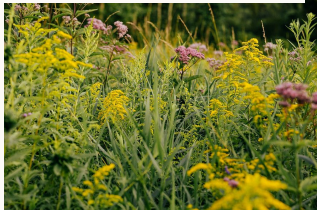
Take your bike or enjoy the ¼ mile walk to the Outpost Resort Store where you'll be able to purchase all of the essentials, local produce and unique locally crafted products. The outpost is also where the concierge services are located to assist you in booking a curated list of Vermont and upstate New York adventures and experiences.



# Pavilion



# Sauna



# Activities

Whether you just want to unwind and enjoy the peace that nature has to offer or you are looking for an adventure, there's something for everyone. Onsite enjoy fishing, camp fires, grilling, the pavilion area featuring pizza ovens, food truck, putting range, and yard games. Talk with the front desk concierge to plan nearby activities such as hiking, horseback riding, farm tours, biking, kayaking, canoeing, wine tasting, and so much more



# Demographic Highlights

Cradled in the rolling hills of Southern Washington County, New York, the Cambridge Valley is home to scenic farmland views, historic buildings and a friendly, diverse population of artists, craftsman, small business owners and farmers. Locals pride themselves on the unspoiled countryside that surrounds the central village and the enviable, quiet way of life.

## \$63k+ Earnings Per Year

In 2021, the median household income in Washington County, NY grew to \$63,869 from the previous year's value of \$59,613.



## \$249K Median Home Price

In February 2024, the median listing home price in Washington County, NY was \$249K, trending up 24.8% year-over-year according to Realtor.com.

## Agritourism

A premier destination for food-conscious folks to explore NY's natural resources, from Farm-to-Table dining to hands-on agricultural experiences.



## The Battenkill River

The Battenkill River, which extends from Dorset, VT to Easton, NY, covers a distance of approx. 60 miles! It is one of the longest tributaries of the Hudson.

## History, Arts & Culture

Washington County takes pride in their rich history, arts, and culture. Multiple historic sites, museums, landmarks, and battlefields all throughout Washington County.



## Fly Fishing

The Battenkill River is well-known for many things, including canoeing, kayaking and tubing but above all: fantastic fishing! Many consider the Battenkill to be the home of fly fishing.

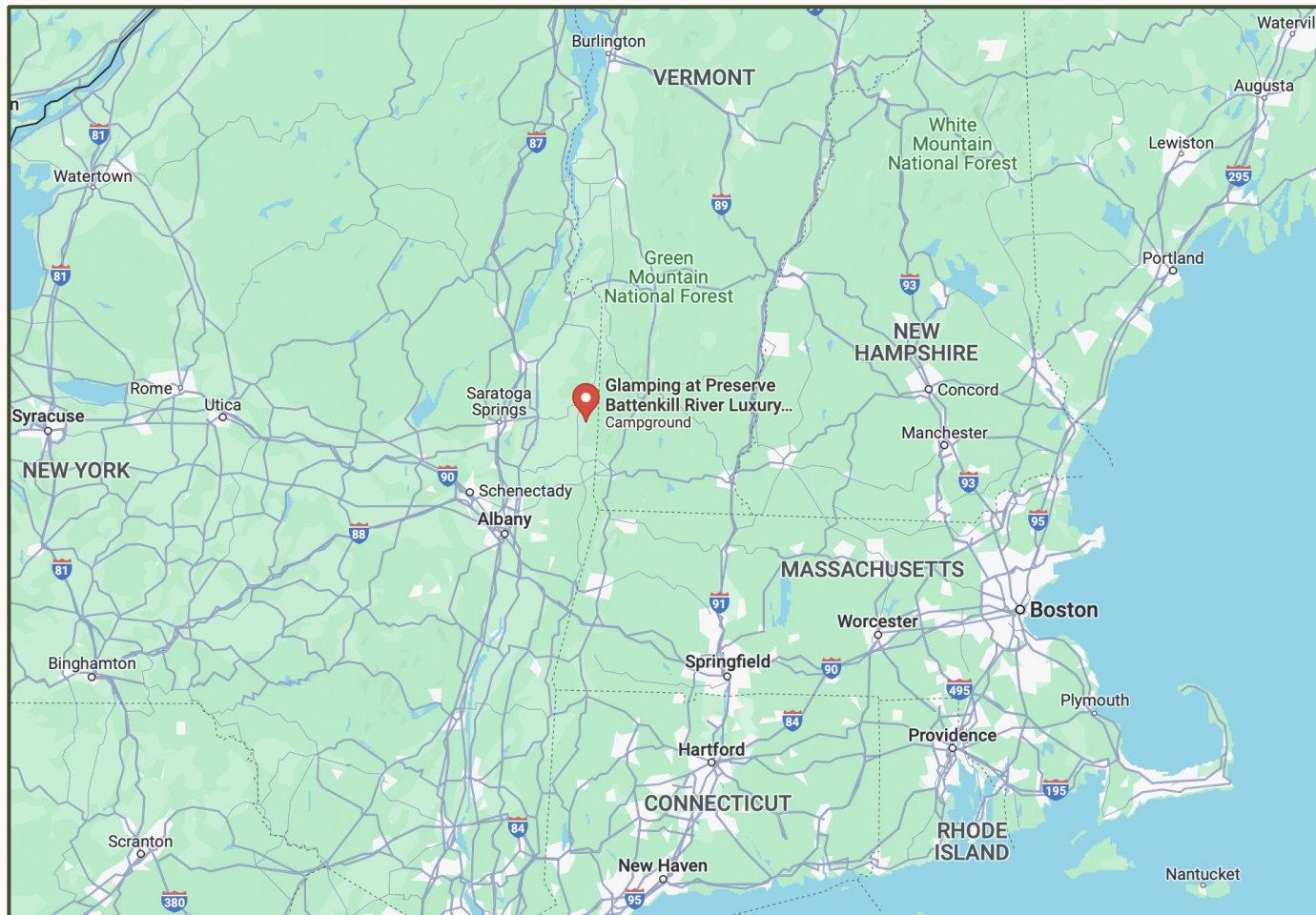


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# Location Map

935 State Route 313  
Cambridge, NY 12816





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## 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 previously 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.

**Mitchell B Muroff, Esq.** | Muroff Hospitality Group | 69 Ober Rd. Newton, MA 02459