

Travelodge by Wyndham

MD MURROFF DAIGLE
HOSPITALITY, TRAVEL & LEISURE
BROKERAGE, MANAGEMENT & DEVELOPMENT

Presented By:
Muroff Hospitality Group

2009 State Route 9, Lake George, NY 12845



Travelodge by Wyndham

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Property Details

Price: \$1,589,000

- Seller financing is available to qualified prospects; subject to deposit and top tier credit
- The season can be expanded to increase revenue and offer extended stay packages
- Stunning views of the lake and surrounding Adirondack mountains
- Beautiful house for owner / manager to live in or rent out for added income
- Fantastic location - near to beaches, cruise ships, restaurants, outlets, family theme parks
- Easy access off Exit 21 of the Northway (I-87) and conveniently located for everything

View the full listing here: <https://www.loopnet.com/Listing/2009-State-Route-9-Lake-George-NY/19859031/>

| | |
|---------------------|--------------------------------|
| Price: | \$1,589,000 |
| Property Type: | Hospitality |
| Property Subtype: | Motel |
| Building Class: | C |
| Sale Type: | Investment |
| Cap Rate: | 10.00% |
| Lot Size: | 2.70 AC |
| Building Size: | 28,710 SF |
| No. Rooms: | 46 |
| No. Stories: | 2 |
| Year Built: | 1958 |
| Parking Ratio: | 2.61/1,000 SF |
| Corridor: | Exterior |
| Zoning Description: | 05 |
| APN / Parcel ID: | 522289-264-004-0001-020-000-00 |

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Unit/Room Mix Information

| Description | No. Rooms | Avg. Daily Rate |
|--|-----------|-----------------|
| The guestrooms have been newly updated and offer a comfortable and relaxing environment for business, families and leisure travel. There are a variety of room types, including: Kings, doubles, queens, suites and newly renovated guest lodge. | 46 | undefined |

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Location



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Property Photos



Travelodge - 2009 State Rt 9 Lake George, New York



Front Desk - Travelodge Lake George

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Property Photos



Breakfast Area - Travelodge, Lake George



Updated Guestrooms Lake George Travelodge

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Property Photos



Bathroom Guest House - Travelodge, Lake George



Breathtaking Views - Travelodge, Lake George

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Property Photos



Bathroom Travelodge LG



Dining Area Guest House - Travelodge, Lake George

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Property Photos



Front Exterior 1 Travelodge LG



King 2 Lake George Travelodge

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Property Photos



Guest House Bedroom (1 of 7) Travelodge, Lake George



Two Family House - Travelodge, Lake George

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Kitchen, Guest House - Travelodge, Lake George



Living Room Guest House - Travelodge, Lake George

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Property Photos



New Building Lake George Travelodge



Newly Renovated Exterior - Canada Street - Travelodge, Lake George

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Property Photos



Original Building Lake George Travelodge



Porch New Building House Travelodge LG

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The Travelodge by Wyndham offers 46 guestrooms and suites, a brand new reception wing and breakfast area plus a newly renovated two family house - all with stunning views of Lake George and the majestic Adirondacks. This is an extraordinary opportunity to acquire a newly updated franchise hotel on 2.7 acres of picturesque property in Lake George, New York. The hotel has solid financials and an untapped potential for off season business, extended stay rentals and AirBnb in the guest lodge. This gorgeous piece of real estate is a must see! Act now to take advantage of Seller financing to qualified buyers!

The Travelodge by Wyndham – Lake George, is being exclusively offered free of management or franchise affiliation at a fraction of its replacement cost. You may choose to maintain the franchise, convert to a different brand or independent. The hotel has recently undergone a PIP that includes 40" flat screen TV's and upgraded room packages. The hotel is directly off I-87 (Northway) at exit 21. It's conveniently located near the Lake George Outlets, beaches, cruise ships, restaurants and attractions. Don't wait a minute to take advantage of this extraordinary opportunity to acquire this easy to run, newly renovated hotel in beautiful Lake George, New York - America's Original Vacation Spot!



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MD | Muroff Daigle Hospitality Group is a boutique hospitality brokerage, management 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 pre- eminent boutique hospitality brokerage firm representing independent and franchised hoteliers alike, with an unparalleled range of personalized services.