

# Lake Haven Motel

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

Presented By:  
Muroff-Daigle Hospitality Group

1 Lake Ave, Lake George, NY 12845



# Lake Haven Motel

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## Property Details

The Lake Haven Motel in Lake George, New York has strong financials and an impressive bottom line. The Owner has efficiently minimized costs to maximize revenue. The seasonality of the business offers ownership a busy summer and time off in the winter to refresh. Guests can relax in an inviting pool environment with a choice of guestrooms that include kings, queens, doubles and suites. Lake George has been called the Queen of American Lakes, and has been welcoming guests for 200 years. This family friendly village and town offers something for everyone!

### Price: \$1,375,000

- Rare opportunity to acquire an established Lake George hotel near to restaurants and attractions!
- Seasonal property that offers high returns in season and free time for its ownership in the off season.
- Exceptionally well run and maintained motel. Great condition and ready to transition to new owner!
- Efficient operation that offers ease of operation & management. Very stable business with tons of repeat customers
- Rooms only business - no food & beverage. Easy to staff...front desk, housekeeping and maintenance!
- Lake George has an active Chamber of Commerce & Convention Board - fast becoming a year round destination for business & tourism.

View the full listing here: <https://www.loopnet.com/Listing/1-Lake-Ave-Lake-George-NY/19425189/>

Price:	\$1,375,000
Property Type:	Hospitality
Property Subtype:	Motel
Building Class:	C
Sale Type:	Investment
Cap Rate:	9.00%
Lot Size:	0.50 AC
Building Size:	25,000 SF
Sale Conditions:	Business Value Included
No. Rooms:	33
No. Stories:	2
Year Built:	1960
Parking Ratio:	1.8/1,000 SF
Corridor:	Exterior

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## Unit/Room Mix Information

Description	No. Rooms	Avg. Daily Rate
Choice of Kings, Queens and Doubles	33	N.A.

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## Location



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## Property Photos



Main Entrance



Lake George Beach

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## Property Photos



Double Queens



Updated Bathroom

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## Property Photos



Swimming Pool

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Don't miss this rare opportunity to acquire a well known hotel in Lake George, New York in time for the 2020 summer season. The Lake Haven boasts 33 guest rooms & suites and is currently owned and operated by a local family who've decided it's time to move on. The Lake Haven is situated on a strategic property on Canada Street, boasting a beautiful outdoor pool and a family friendly atmosphere known for repeat guests and good times. Lake George is America's first vacation spot, and this prime property is in the center of it all Near to shopping, restaurants, beaches, yachts and attractions! Don't miss this exciting hospitality opportunity! Call now to schedule a tour!



**Mitchell Muroff**  
[mmuroff@muroffdaigle.com](mailto:mmuroff@muroffdaigle.com)  
(617) 610-7774

**Muroff-Daigle Hospitality  
Group**  
69 Ober Rd  
Newton, MA 02459



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