

# Motel Montreal

**MD MURROFF DAIGLE**  
HOSPITALITY, TRAVEL & LEISURE  
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Presented By:  
Muroff-Daigle Hospitality Group

3 Lake Ave, Lake George, NY 12845



# Motel Montreal

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## Property Details

The Sundowner 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 select a beautiful beachfront setting, a relaxed 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: \$1,425,000

- 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/3-Lake-Ave-Lake-George-NY/19425212/>

Price:	\$1,425,000
Property Type:	Hospitality
Property Subtype:	Motel
Building Class:	C
Sale Type:	Investment
Cap Rate:	8.50%
Lot Size:	0.92 AC
Building Size:	16,386 SF
Sale Conditions:	Business Value Included
No. Rooms:	41
No. Stories:	2
Year Built:	1955
Parking Ratio:	3.66/1,000 SF
Corridor:	Exterior
APN / Parcel ID:	522201-251-010-0003-065-000-0000

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## Unit/Room Mix Information

Description	No. Rooms	Avg. Daily Rate
Choice of Kings, Queens, Doubles & Suites	41	N.A.

## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Motel Montreal	No Tenant - Owner	No Lease N.A.
No Tenant	Managed & Occupied	

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## Location





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## Property Photos



Main Entrance



Double Queens

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## Property Photos



Suite Kitchen



Suite



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## Property Photos



Adirondack Living



Welcome to Motel Montreal



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## Property Photos



Swimming Pool



Entrance Sign



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Don't miss this rare opportunity to acquire a popular well placed hotel in Lake George, New York in time for the 2020 summer season. The Motel Montreal boasts 41 guest rooms & suites and is currently owned and operated by a local family who've decided it's time to move on. The Montreal 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!



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