

Sundowner Motel

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

Presented By:
Muroff-Daigle Hospitality Group

420 Canada St, Lake George, NY 12845



Sundowner Motel

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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: \$3,850,000

- Rare opportunity to acquire a beautiful beachfront hotel with private beach, dock and great amenities
- 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/420-Canada-St-Lake-George-NY/19425155/>

Price:	\$3,850,000
Property Type:	Hospitality
Property Subtype:	Motel
Building Class:	C
Sale Type:	Investment
Cap Rate:	10.00%
Lot Size:	0.69 AC
Building Size:	25,445 SF
Sale Conditions:	Business Value Included
No. Rooms:	61
No. Stories:	1
Year Built:	1962
Parking Ratio:	2.75/1,000 SF
Corridor:	Exterior
Zoning Description:	05

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Unit/Room Mix Information

Description	No. Rooms	Avg. Daily Rate
Kings, Doubles, Queens	61	N.A.

Major Tenant Information

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

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Location



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Property Photos



Main Entrance



Beach and Dock

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Property Photos



Lakefront Docks



Private Beach Chaise Lounge

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Property Photos



Private Sun Deck



Updated Bathrooms

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Property Photos



Double - Double



Gorgeous Beachfront

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Property Photos



Swimming Pool

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Don't miss this rare opportunity to acquire a beautiful beachfront hotel in Lake George, New York in time for the 2020 summer season. The Sundowner boasts 61 guest rooms & suites and is currently owned and operated by a local family who've decided it's time to move on. The Sundowner is situated on a beautiful lakefront property boasting its own private beach, dock, kayaks, and more. 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
(617) 610-7774

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



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.