

Roaring Brook Ranch Resort



Presented By:
Muroff Hospitality Group

2206 State Route 9N, Lake George, NY 12845



Roaring Brook Ranch Resort

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Property Details

Price: \$10,500,000

- 274 Acres! Featuring a 34 Acre Resort plus 240 Acres for Development!
- Regions most complete convention & meeting resort for all groups
- \$5,000,000 in renovations and capital improvements in last 3 years
- Four Season Resort for Conference and Social Events up to 700
- Enormous Potential to introduce and rebrand this amazing Resort
- Stunning Views and Incomparable Event Space in the Adirondacks

View the full listing here: <https://www.loopnet.com/Listing/2206-State-Route-9N-Lake-George-NY/32123025/>

Price:	\$10,500,000
Property Type:	Hospitality
Property Subtype:	Hotel
Building Class:	B
Sale Type:	Investment
Lot Size:	273.13 AC
Building Size:	154,724 SF
Average Rate:	213.06 - Varies Seasonally
No. Rooms:	135
No. Stories:	2
Year Built:	1946 - Renovated 2021
Parking Ratio:	5.32/1,000 SF
Corridor:	Exterior
Zoning Description:	Commercial
APN / Parcel ID:	522289 277.01-1-9.1

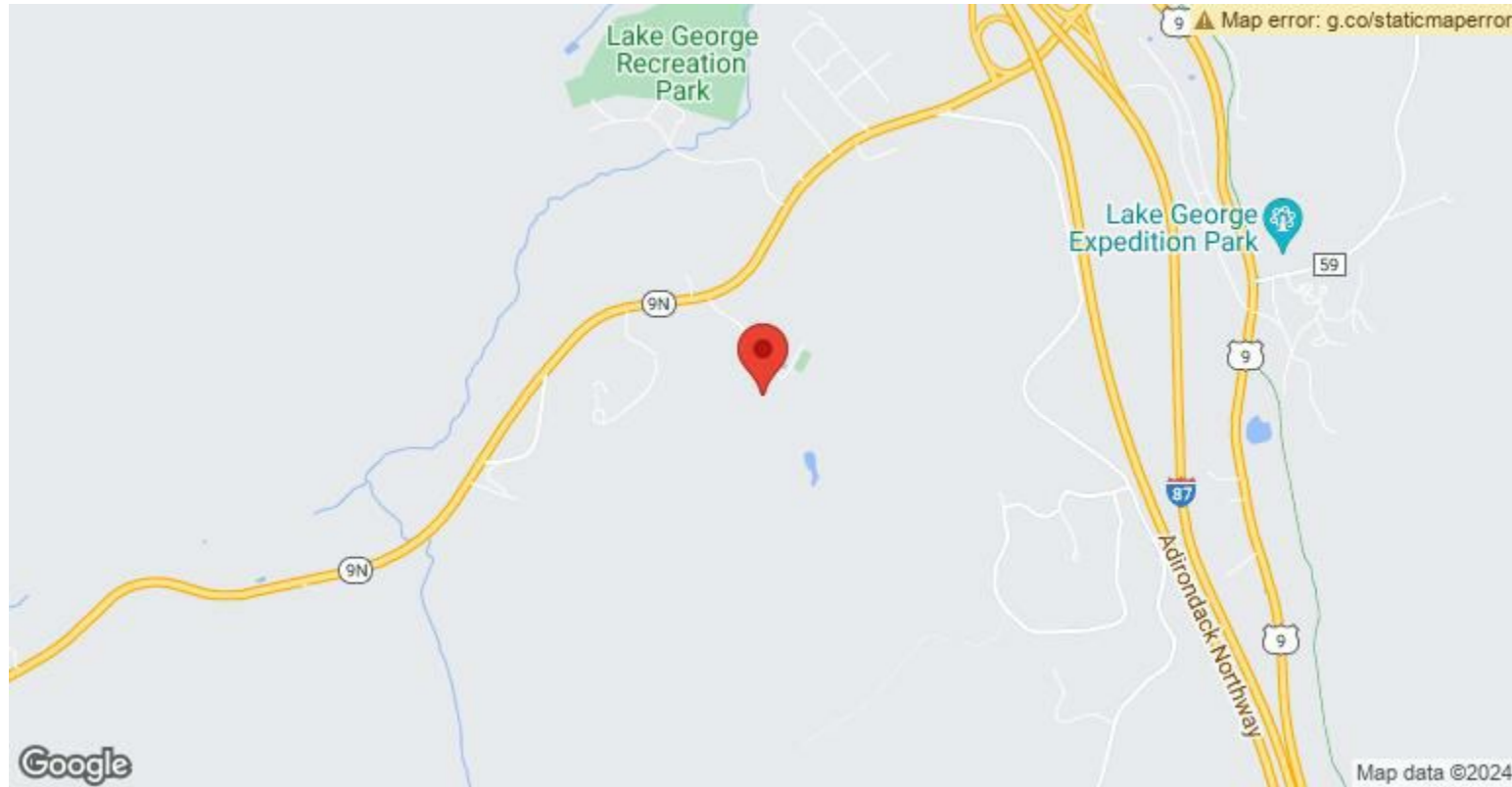
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Location



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Property Photos



Roaring Brook Ranch Resort



Main Lodge Portico

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Entrance Signage



Main Restaurant

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Aerial - Conference Center



Full Service Resort

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Adirondack Lounge



Double Queens

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Updated Interiors



Aerial - Mountain Views

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Outdoor Pool



Outdoor Swimming Pool

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Grab 'N Go



Updated Bathrooms

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Island Breeze Lounge



Spacious King

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King Bedded Room



New Indoor Pool

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Entrance to Main Lodge



Guest Room Building

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Conference Center



Lovely Grounds

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Miles of Walking Trails



Tennis Court

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Fire Pit



Entrance to Resort

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Scenic Pond



Wedding Venue

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Conference Set Up



Lobby for Convention Center

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Billiards



Full Service Convention Kitchen

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Main Bar



Social Center

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Camping



Beautiful Guestroom Lodge

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Outdoor Pool



Restaurant Bar

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Horseback Riding



Stables

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Roaring Brook Ranch Resort is an uncommon retreat in a breathtaking woodland setting. Adventurers love the resort's location just 2 miles from Lake George Beach State Park and 8 miles from Prospect Mountain. Muroff Hospitality Group is proud to have been selected as the exclusive brokerage firm for this exceptional 274 acre property. The Resort sits on approximately 34 acres, and the balance of the adjacent two parcels (240 Acres) can be thoughtfully re-developed into residential and vacation homes and complementary uses to the Resort. The Ranch has been carefully renovated to create a unique retreat; designing its new rooms and common areas to be both beautiful and comfortable while paying tribute to the area's history. 100 guest rooms have been completely reimagined, while two buildings with an 35 additional guest rooms are not yet in service. The Resort is currently closed and recent financials not available. A new owner should approach this opportunity with a vision for redevelopment of the property while incorporating the existing Adirondack Resort.



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