



Newly Available to Qualified Buyers

Location:

126 State Street
Clayton, NY 13624

About:

Muroff Hospitality Group is proud to present the extraordinary opportunity to acquire the Clipper Inn Restaurant, Lounge & Motel. The Simpson family has owned this outstanding property for 50 years, establishing a loyal following and an exceptional reputation.

Contact Mitch Muroff for Inquiries:

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📞 617-610-7774



Property Details

The Clipper Inn, Restaurant and Motel is an exceptionally well run, profitable business that benefits from an excellent reputation and a successful track record that dates back to 1983. This unique opportunity is located in Clayton, New York, a tourism-oriented community on the banks of the St. Lawrence River. The summer tourist trade is served by many large resort hotel complexes, shops, stores, marinas, boat dealers, cruise lines and other attractions that include Go-Kart racing, golf, mini-golf, scenic balloon and helicopter rides. The average season runs from May through November.

- ❖ Well known restaurant and bar near the St. Lawrence River
- ❖ Exceptional reputation and loyal clientele!
- ❖ Outstanding professional staff and Owner will train buyer!
- ❖ Profitable and successful for half a century!
- ❖ Motel can be expanded and updated for upside potential!

Call for Pricing!





INVESTMENT OVERVIEW

Muroff Hospitality Group has been chosen to exclusively market for sale Clipper Inn Restaurant, Lounge & Motel in Clayton, New York, a tourism-oriented community on the banks of the St. Lawrence River..

INTEREST OFFERED

Fee simple interest in the Clipper Inn Restaurant & Motel; located on approximately 1.8 acres in Clayton New York. This represents the opportunity to acquire an irreplaceable asset in the heart of the Thousand Islands Region of New York State.

PROPERTY TOURS

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged in advance with the Mitchell Muroff of Muroff Hospitality Group. Please do not contact on-site management or staff without prior approval.



The Clipper Inn Restaurant & Lounge

Main Entrance





Entrance Hallway to Restaurant



Restaurant Bar Area



Restaurant Dining Room



Restaurant Dining Room

Kitchen



Restaurant Lounge





Outdoor Tent Seating



Outdoor Tent Seating

The Clipper Inn Motel is a cozy and clean 9-unit motel located next door to the Clipper Inn Restaurant and Lounge. It is an excellent choice for travelers visiting Clayton, offering a family-friendly environment alongside many helpful amenities designed to enhance your stay.



The Clipper Inn Motel



The Clipper Inn Motel

You'll enjoy relaxing rooms that offer complimentary parking, air conditioning, refrigerator, and free Wi-Fi. Plus, having the restaurant and lounge directly next door, provides a pleasant respite from a busy day.

Variety of Room Types to suit families, business and leisure travellers



Clayton, NY - 1,000 Islands

Clayton's tradition of charm and hospitality began more than a century ago when the 1,000 Islands Region was the playground of the nation's most powerful. Clayton is the quintessential river village, a jewel of a peninsula surrounded by the magnificent St. Lawrence River, nestled along the northern edge of upstate New York and minutes from Lake Ontario and the Canadian border. Come and soak up the small-town atmosphere. You'll find quaint shops and galleries, nationally known museums, and outdoor activities ranging from fishing to golfing, diving, kayaking and more!



Demographic Highlights

The Thousand Islands Region on the St. Lawrence River and Eastern Lake Ontario areas combine to offer the perfect blend of business and pleasure. From waterfront resorts in villages such as Clayton, the region offers a variety of meeting, conference and convention venues.

116K People

Jefferson County Population*

*US Census 2020



\$70,241

Average Household Income in

Clayton, NY*

*Source: World Population Review



World Class Arts & Culture

Visual and performing arts are abundant in the 1,000 Islands. Visitors enjoy a lively schedule of theater, gallery exhibits & museums.



Quintessential River Village



A jewel of a peninsula surrounded by the magnificent St. Lawrence River, nestled along the northern edge of upstate NY and minutes from the Canadian border.

Clayton, NY Demographics



White: 98.82%; Black or African American: 0.53%; Two or more races: 0.35%; Native American: 0.18%; Asian: 0.12%*

*According to the most recent ACS, 2023

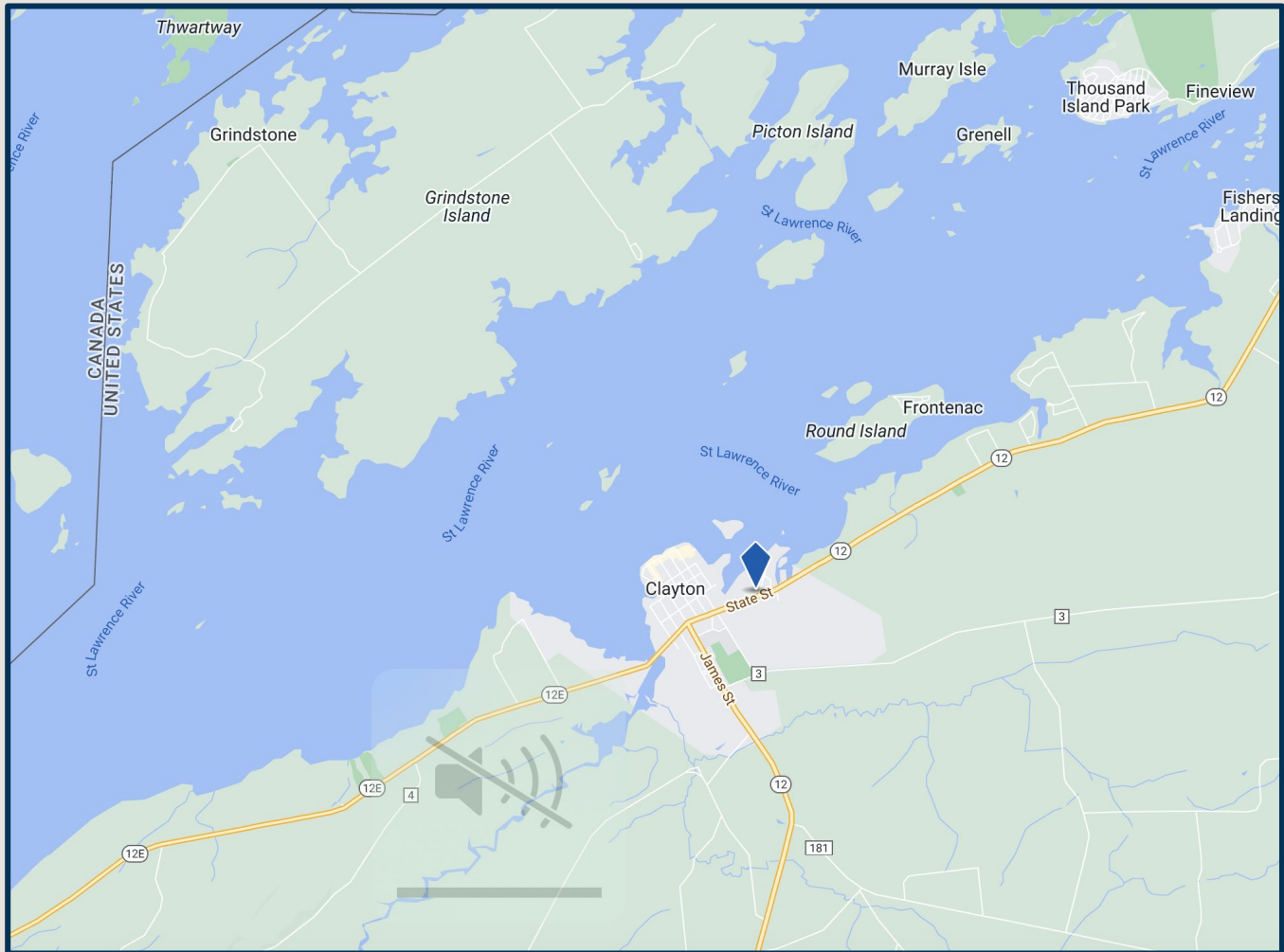
Calumet Island



The privately owned island formerly featured a "castle" mansion belonging to New York tobacco tycoon Charles G. Emery, and later hosted a marina in the 1960s

Location Map

The Clipper Inn Restaurant
& Motel Address:
126 State Street
Clayton, NY 13624



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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Muroff Hospitality Group has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Muroff Hospitality Groups principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Muroff Hospitality Group and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MUROFF HOSPITALITY AGENT FOR MORE DETAILS





Meet Mitch:

Muroff Hospitality Group is a boutique, hospitality, brokerage 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 preeminent boutique hospitality brokerage firm representing independent and franchised hoteliers and restaurateurs alike. Mitch Muroff was previously a principal of Sage Hotel Corp., owning and operating 35 hotels throughout the Northeast and Canada. After selling their portfolio, he formed Muroff Hospitality Group. A licensed attorney and Realtor, Mitch has successfully negotiated the sale of dozens of hospitality transactions through an array of complexities with an unparalleled range of personalized service.



[Website Link](#)



[LinkedIn Link](#)



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