

Gem Lake Getaway Investment

About:

Seize a rare opportunity to own a charming boutique hotel in the heart of Lake George Village, the "Queen of American Lakes." Featuring a classic cocktail lounge and prime access to Adirondack adventures, vibrant cafes, and boutique shops, the Inn is a year-round favorite for travelers. Located in one of the region's premier destinations.

Contact Mitch Muroff:

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📞 617-610-7774

The Inn of Lake George

12 McGillis Ave. Lake George, NY 12845



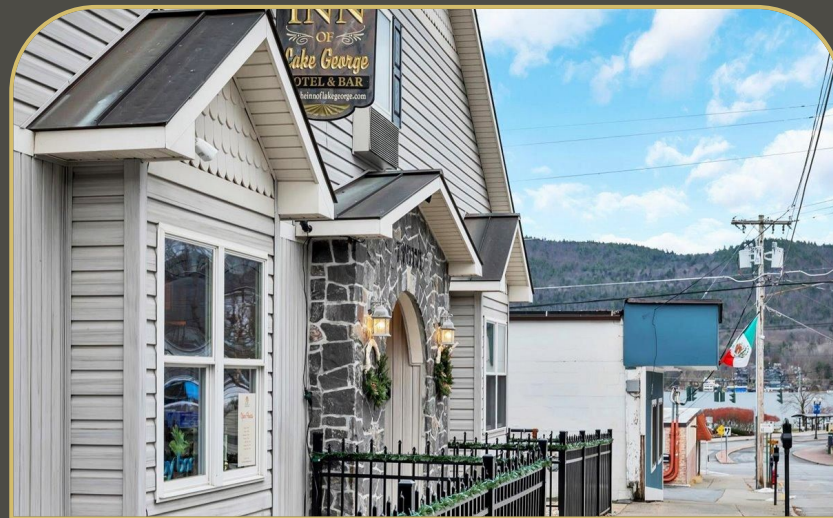
MUROFF
HOSPITALITY GROUP
Real Estate Brokerage & Advisory

Property Details

Muroff Hospitality Group is proud to exclusively present the sale of The Inn of Lake George. This elegant boutique hotel is located in the Adirondacks in the heart of Lake George Village. This 11-bedroom Inn & cocktail lounge offers a sophisticated retreat framed by the breathtaking "Queen of American Lakes," vibrant mountain surroundings, and year-round attractions.

- ❖ 11 elegant guest rooms, each featuring private baths, modern amenities, and Adirondack-inspired décor.
- ❖ The Lobby Bar, a sophisticated cocktail lounge, is perfect for handcrafted drinks and exclusive private events.
- ❖ Centrally located with walking access to sidewalk cafes, boutique shops, and Adirondack Mountain adventures.
- ❖ Just 25 minutes from Saratoga Springs, a hub for dining, shopping, and entertainment.
- ❖ Close to popular attractions such as Million Dollar Beach, Lake George Steamboat cruises, and Six Flags: The Great Escape.
- ❖ Year-round destination with opportunities for hiking, boating, skiing, and cultural events in the Adirondacks.

Price: \$1,950,000





Investment Overview

Muroff Hospitality Group is proud to exclusively market for sale The Inn of Lake George. This boutique 11-room property features an upscale cocktail lounge, The Lobby Bar, ideal for both casual evenings and private events. Located in the vibrant heart of Lake George Village, the Inn offers a unique combination of charm, modern amenities, and proximity to world-class Adirondack attractions. Just 25 minutes from Saratoga Springs, this property presents an exceptional investment opportunity in a premier year-round destination.

Interest Offered

Fee Simple interest in The Inn of Lake George at 12 McGillis Ave. Lake George, NY 12845

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 Mitchell Muroff of Muroff Hospitality Group. Please do not contact on-site management or staff without prior approval.

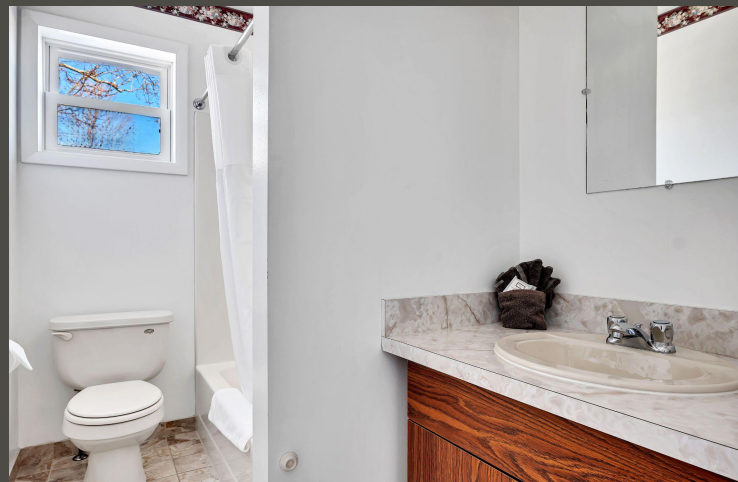




The Inn of Lake George

Guest Rooms

Offering eleven charming guest rooms, each with a private bath. Three room types: Lake View King, Standard King & Handicap Accessible Queen. A comfy home away from home!



Lobby Bar

Lobby Bar is a classic, intimate cocktail lounge offering a relaxing atmosphere to enjoy handcrafted cocktails. Surrounded by soft lighting and refined décor, patrons can enjoy a sophisticated evening of delicious drinks and impeccable service.



Demographic Highlights

Nestled in the scenic Adirondack region, Lake George Village is a vibrant destination celebrated for its stunning lake views, majestic mountains, and lively atmosphere. Known as the “Queen of American Lakes,” Lake George attracts visitors year-round with its mix of outdoor adventures, cultural attractions, and charming village amenities.

\$52,000+ Median Household Income

As of the latest data, the median household income in Lake George Village, NY, is \$52,196, indicating a stable economic environment.



Tourism Economy

Lake George attracts **over 6 million visitors** annually, contributing significantly to the region’s vibrant tourism and hospitality industries. This influx of travelers drives consistent demand for lodging and activities.**



Cultural and Historical Significance

Steeped in history, Lake George is home to landmarks such as Fort William Henry, which played a key role during the French and Indian War, and offers a rich cultural experience through annual festivals, concerts, and events.



\$269,500 Median Home Value

The median value of owner-occupied housing units in Lake George is \$269,500, reflecting a healthy real estate market.*

Outdoor Recreation Hub

Known for its extensive outdoor offerings, Lake George provides unmatched access to water sports, hiking, and skiing, making it a year-round destination for adventure seekers and nature lovers.



Proximity to Major Markets

Located within a few hours' drive of New York City, Boston, and Montreal, Lake George serves as a premier getaway for urban populations seeking an escape to the Adirondacks.



Nearby Activities



Water Sports



Hiking



Steamboats



Horseback Riding



Million Dollar Beach



Saratoga Springs

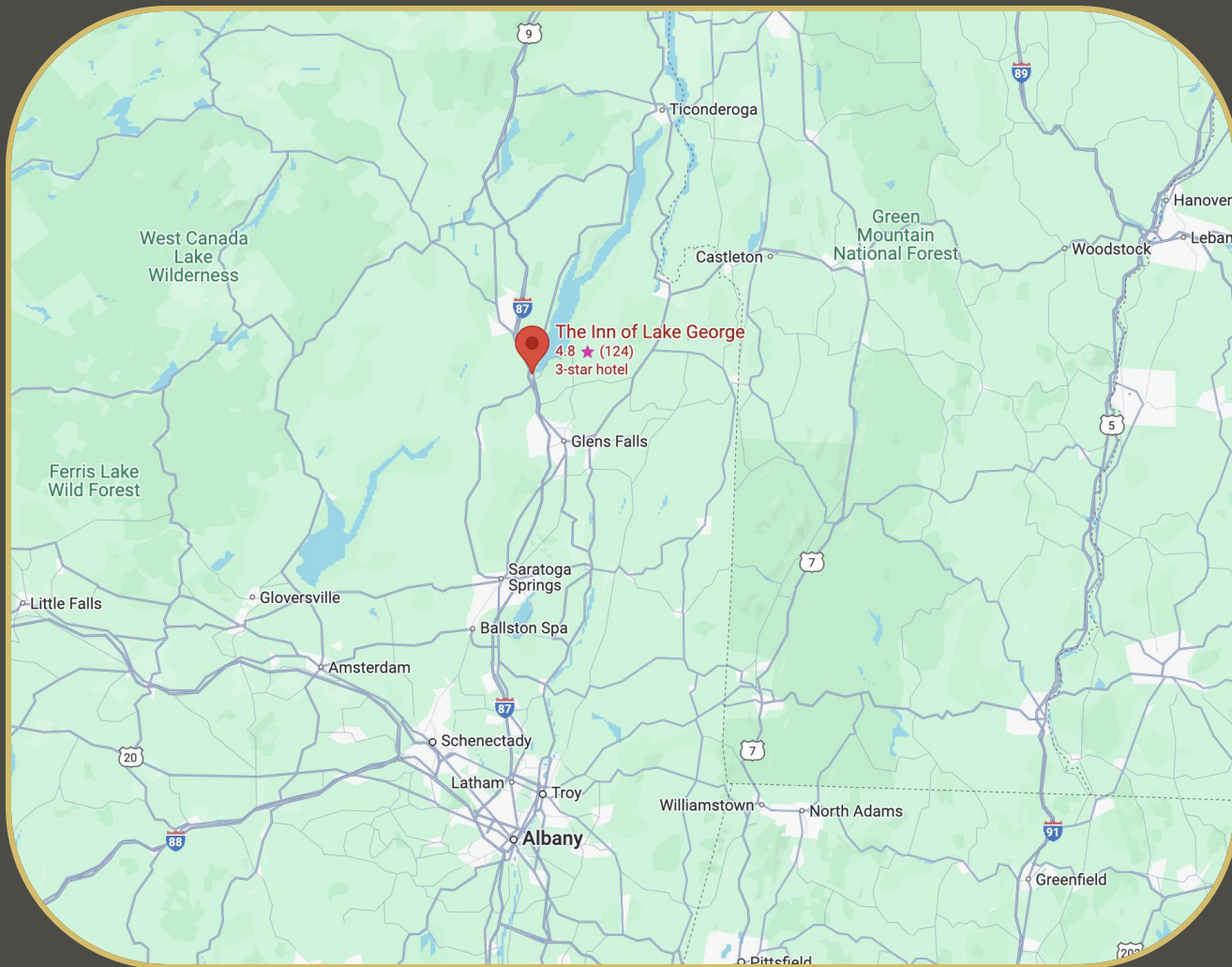


Six Flags

Location Map

12 McGillis Ave.

Lake George, NY 12845



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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 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](#)



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