

# Red Roof Inn Clifton Park



Presented By:  
Muroff Hospitality Group

41 Old Route 146, Clifton Park, NY 12065



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## Property Details

Red Roof Inn Clifton Park is a smoke-free hotel conveniently located off I-87 (exit 9) and Route 9 in the Capital District, just a short drive to Albany International Airport and Saratoga Raceway & Casino. Red Roof is an award-winning leader in the lodging industry with nearly 700 properties in the U.S. and internationally. Clifton Park is a suburban town in Saratoga County, NY, recognized for its outstanding quality of life, smart growth practices, numerous parks, extensive recreation programs, a 15-mile trail network, the Clifton Common sports complex, and excellent schools. Red Roof Inn Hotel Amenities include: Business Center, Free Continental Breakfast; Free Expanded Cable; Free Long-Distance Calling; Free Wi-Fi; Interior Corridors; Guest Laundry; Free Parking; Bus/Truck Parking.

**Price: \$4,200,000**

- Well located Franchised Hotel just minutes to the Capital of New York State!
- Easy to Run Hotel with Great Potential to improve its profitability!
- Interior Corridor 61 Room Economy Hotel updated in 2023!
- Great Hotel for first time buyer or to add to hotel portfolio!
- Near to Albany, Saratoga, Lake George - Thriving businesses nearby!
- Beautiful Safe Location - great schools and lovely neighborhood!

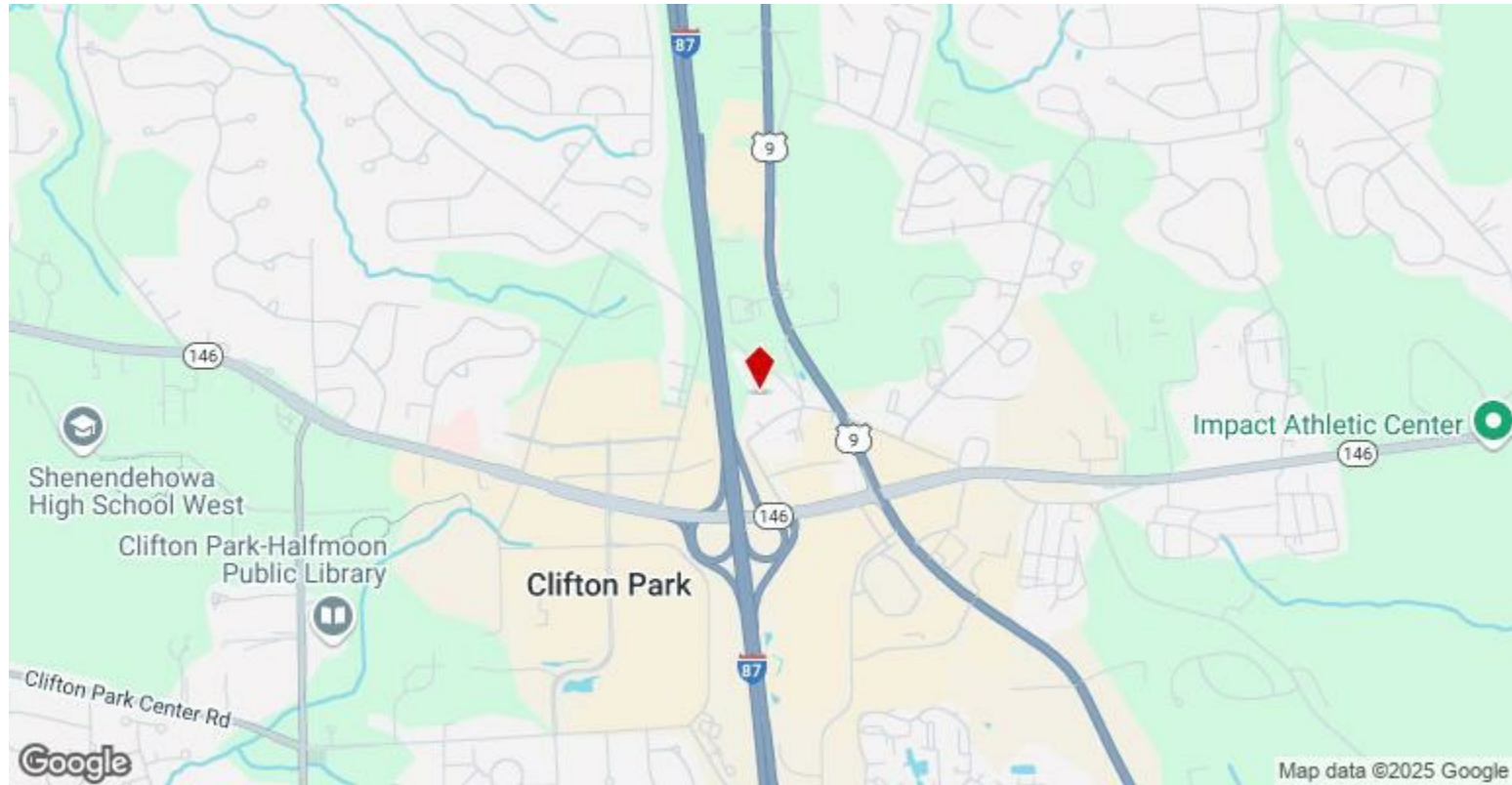
View the full listing here: <https://www.loopnet.com/Listing/41-Old-Route-146-Clifton-Park-NY/34440699/>

Price:	\$4,200,000
Property Type:	Hospitality
Property Subtype:	Hotel
Building Class:	B
Sale Type:	Investment
Lot Size:	119,354 SF
Gross Building Area:	24,932 SF
Sale Conditions:	Business Value Included
Average Daily Rate:	Varies Seasonally
No. Rooms:	61
No. Stories:	2
Year Built/ Renovated	1992/ 2023
:	
Parking Ratio:	3.53/1,000 SF
Corridor:	Interior
Zoning Description:	05

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## Location



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## Property Photos



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Lobby Red Roof Inn

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## Property Photos



Breakfast Area



King Suite with Jetted Tub

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## Property Photos



Updated Bathrooms



Double Full Bedded Guestroom

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## Property Photos



Superior King Guest Room



Microwave and Mini Fridge in every Room

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## Property Photos



Double Queen Guestroom



Front Desk



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## Property Photos



Business Center



Fitness Center

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## Property Photos



Vending Machines



Lovely Grounds and BBQ Area

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The Clifton Park Red Roof Inn is a well located 61 room interior corridor hotel located immediately off Exit 9 of I-87; just a short drive to Albany, the Capital of New York State. Clifton Park is a thriving bedroom community that is has a mix of businesses, beautiful homes, great schools, public parks and attractions. The Red Roof Inn offers all the comforts of home with a lovely breakfast area, outdoor BBQ's, generous parking, lovely lobby, fitness and business center and more! This easy to run rooms only property is a great way to enter the hotel business for a first time buyer or a wonderful addition to a hospitality portfolio for a larger management company.

Nearby Attractions include: Clifton Park Center (0.54 mi); Regal Cinema Clifton Park (0.64 mi); Van Patten Golf Club (3.55 mi); Squirrel Hollow Golf Course (7.88 mi); Schenectady Museum (8.93 mi); Schenectady County Airport (SCH) (7.46 mi); Albany International Airport (ALB) (8.49 mi); Saratoga County Fairground (10.19 mi); Saratoga Spa State Park (12.86 mi); Albany Pine Bush Preserve (12.05 mi); Saratoga Casino and Raceway (14.23 mi); Empire State Plaza (14.9 mi); U.S. Army Watervliet Arsenal (12 miles), Saratoga Springs NSU Navy Base (15 miles) and National Guard (16.7 miles).



**Mitchell B Muroff, Esq.**  
[mitch@muroffhospitality.com](mailto:mitch@muroffhospitality.com)  
(617) 610-7774

**Muroff Hospitality Group**  
69 Ober Rd  
Newton, MA 02459



Muroff 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 preeminent boutique hospitality brokerage firm representing independent and franchised hoteliers alike, with an unparalleled range of personalized services.