

# Katahdin Inn & Suites

Clean,  
Comfortable,  
Convenient!

## About:

Seize a rare opportunity to own the Katahdin Inn & Suites, a welcoming retreat nestled in Millinocket, Maine, gateway to the majestic Mount Katahdin. Surrounded by beautiful pines and the serene Penobscot River, this inn attracts outdoor enthusiasts and nature lovers year-round. Invest in a beloved destination embodying northern Maine's rugged charm.

## Contact Mitch Muroff:

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📞 617-610-7774

740 Central St, Millinocket, ME 04462

 KATAHDIN  
INN & SUITES



★★★★  
**MUROFF**  
HOSPITALITY GROUP  
Real Estate Brokerage & Advisory

# Property Details

Muroff Hospitality Group is proud to exclusively present the opportunity to acquire the Katahdin Inn & Suites. Located in Millinocket, Maine, the gateway to Mt. Katahdin in Baxter State Park, this property offers a prime investment opportunity in a premier outdoor destination. Renowned for its scenic beauty and recreational opportunities, Millinocket attracts visitors seeking both adventure and relaxation. Nestled in the heart of the scenic Mt. Katahdin Region and situated along the 89 Mile Scenic Byway. It's convenient location along a primary tourist route and recent upgrades make the Katahdin Inn & Suites an excellent investment in Maine's thriving outdoor tourism market.

- ❖ 77 guest rooms & suites, offering scenic views for leisure or business travel
- ❖ Indoor heated pool and hot tub; billiards; game room; fitness center
- ❖ Versatile meeting & event spaces for weddings, corporate retreats, etc.
- ❖ Conveniently located near Baxter State Park, home of majestic Mt. Katahdin
- ❖ Easy access to renowned hiking trails, fishing spots, and snowmobile routes
- ❖ Great upside potential! Current mgmt is offsite & dependent on staff

**Price: \$2,950,000**





## Investment Overview

Muroff Hospitality Group exclusively presents the opportunity to acquire the Katahdin Inn & Suites. Located in Millinocket, Maine, the gateway to Mount Katahdin and Baxter State Park, this property offers a prime investment opportunity in a premier outdoor destination. Renowned for its scenic beauty and recreational opportunities, Millinocket attracts outdoor enthusiasts year-round, ensuring steady demand for lodging. The inn's recent capital improvements, strategic location along a primary route, and proximity to outdoor attractions such as hiking, fishing, moose tours, and snowmobiling routes provide significant revenue potential. With ample on-site amenities and minimal local competition, Katahdin Inn & Suites represents an excellent investment in Maine's thriving outdoor tourism market.

## Interest Offered

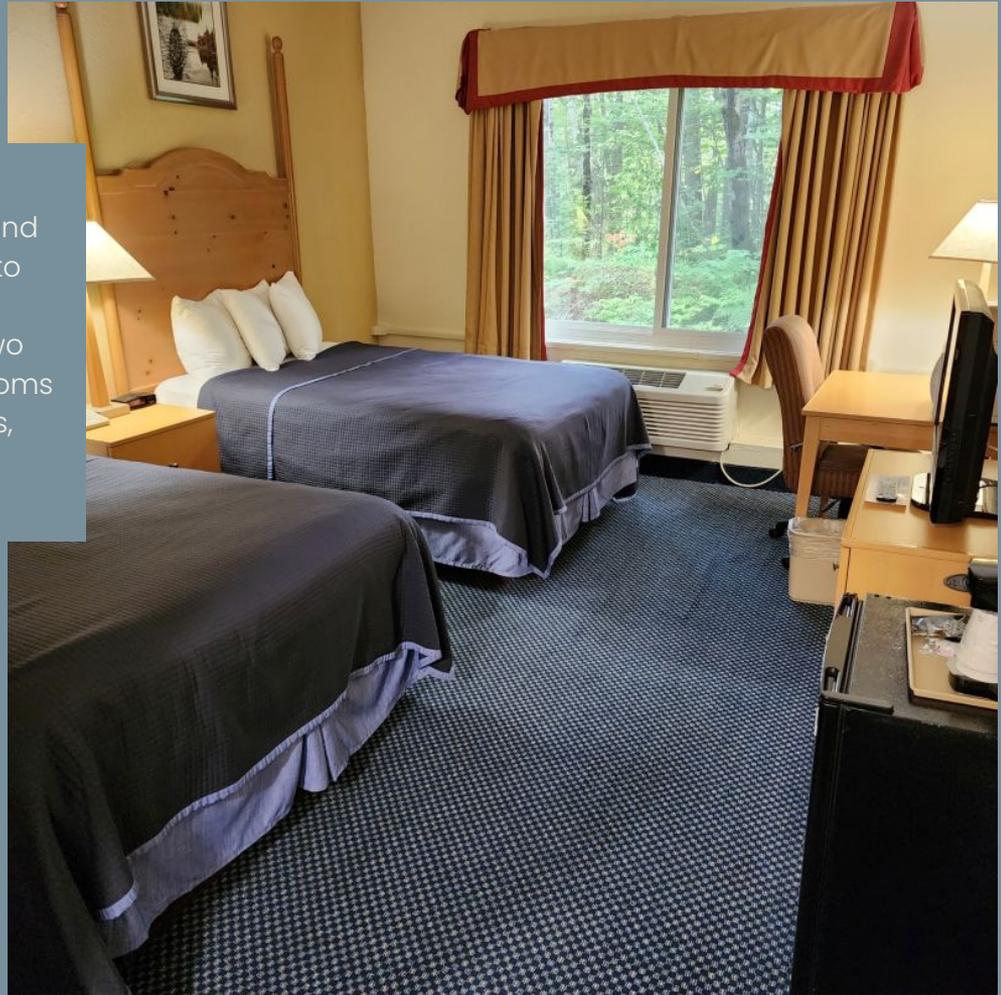
Fee Simple interest in The Katahdin Inn & Suites - 740 Central St, Millinocket, ME 04462

## 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 Suites

Each thoughtfully appointed guest room offers modern comforts, including WiFi, cable TV, climate-controlled A/C and heat, and en-suite bathrooms. Guests enjoy ample space to relax after a day of exploring the natural surroundings. Accommodations range from standard rooms featuring two double beds or a king bed with a sleeper sofa, to deluxe rooms and specialty suites, including family suites, poolside rooms, dog-friendly options, and suites with jacuzzi-style tubs, ensuring a memorable stay for every guest.



# The Suites



# The Lobby & Pool

The welcoming lobby at Katahdin Inn & Suites offers guests a comfortable and convenient space to relax, with a cozy seating area. Just steps away, the indoor pool provides year-round enjoyment for the entire family, and poolside lounge chairs for relaxing. Adjacent to the pool, the hot tub offers a quiet retreat—perfect for relaxing after a day of adventure in the Maine wilderness.



# The Amenities

The Katahdin Inn & Suites offers guests exceptional on-site amenities, including a complimentary breakfast, a fitness center, billiards, an indoor play area and game room for children. The property provides comfortable common spaces for relaxation and entertainment.

Additionally, the property includes two food & beverage spaces with significant potential for value-add activation. The former restaurant and lounge areas were partially renovated rooms to create a sports-themed lobby bar, and a casual dining concept for the breakfast room space. While the café area is currently used for breakfast service, the bar/lounge is largely equipped. With minor work, the space can be fully operational.



Breakfast Lounge



Fitness Centre



Billiards



Game Room

# Demographic Highlights

Located in the heart of Millinocket, Maine, Katahdin Inn & Suites sits at the gateway to the Katahdin Woods and Waters National Monument and the famed Baxter State Park. Millinocket is a hub for adventure tourism and is increasingly recognized for its access to pristine wilderness, Appalachian Trail routes, and dark sky experiences.



## **\$141K Median Home Value**

As of 2025, the average Millinocket, ME home value is \$141,438, up 5.4% over the past year, according to Zillow.



## **\$42,936 Median Household Income**

As of 2023 according to the US Census Data, the median household income in Millinocket, Maine, was \$42,936.



## **Local Media & Community Engagement**

Millinocket is served by both print and digital local media, as well as multiple radio stations, helping foster a tight-knit community. Additionally, the town has been featured in national media through shows like *American Loggers* on the Discovery Channel, highlighting its cultural and economic ties to the forestry industry.



## **Gateway to Outdoor Adventure**

Located 20 miles from Mount Katahdin and the northern terminus of the Appalachian Trail, Millinocket serves as the primary access point to Baxter State Park and the Katahdin Woods and Waters National Monument. Its location makes it a year-round destination for hiking, snowmobiling, canoeing, fishing, and wildlife tourism.



## **Historical Ties**

Millinocket holds a special place in American literary history as the setting for parts of Henry David Thoreau's *The Maine Woods*. His journey and writings helped introduce the region's rugged natural beauty to a national audience and continue to inspire visitors drawn by its enduring mystique.

# Location & Travel

## Address:

740 Central St,  
Millinocket, ME  
04462





# The Katahdin Inn & Suites

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## 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.



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