



SKYLINE HOTEL

LAKE GEORGE

87-ROOM HOTEL | LAKE GEORGE, NEW YORK



2452 State Route 9N | Lake George, New York 12845

Prime Lake George Investment

About the Opportunity:

Acquire the Skyline Hotel Lake George, an 87-room hotel affiliated with the Choice Hotels reservation system, ideally located just off I-87 near Lake George Village, Fort William Henry and the area's vibrant waterfront.

Ownership is investing approximately **\$400,000** in renovations and property improvements, including new mattresses and TVs, flooring upgrades, parking lot and pool repairs, with a planned transition to Clarion Pointe upon completion. Surrounded by top attractions, the property offers strong year-round tourism, high visibility and a compelling opportunity for an owner/operator to enhance performance and value.

Confidential Offering Price:

\$5,300,000

Contact Mitch Muroff:



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617-610-7774



MUOFF
HOSPITALITY GROUP
Real Estate Brokerage & Advisory

Executive Summary

Muroff Hospitality Group is pleased to confidentially offer for sale the Skyline Hotel Lake George, an 87-room interior corridor hotel in the heart of the Adirondacks. The property is currently affiliated with the Choice Hotels reservation system under the Skyline Hotel Lake George soft brand.

Ownership is undertaking an approximately \$400,000 renovation and repair program. Upon completion of the required improvements, ownership advises that the hotel is expected to transition to Clarion Pointe within the Choice Hotels franchise system.



Investment Highlights

- 87 guestrooms, including distinctive duplex suites.
- Choice Hotels reservation-system affiliation in place.
- Approximately \$400,000 of planned/current capital improvements.
- Renovations include new mattresses and TVs, flooring work, parking-lot repairs and additional property upgrades.
- Indoor and outdoor pools and established breakfast/lounge areas.
- High-visibility location near I-87, Lake George Village and major regional attractions.
- Fee-simple offering; confidential tours available to qualified buyers.

Brand Transition & Repositioning

A TRANSITION YEAR WITH A FORWARD-LOOKING CAPITAL PLAN

The hotel is currently operating as Skyline Hotel Lake George and is connected to the Choice Hotels reservation system through a soft-brand affiliation.

Ownership reports that approximately \$400,000 is being invested in repairs, renovations and property upgrades. Work includes new mattresses and televisions, flooring improvements, parking-lot repairs, pool-related work and other updates throughout the hotel.

Following completion of the renovation requirements, ownership expects the property to transition to Clarion Pointe, a Choice Hotels brand. Prospective purchasers should independently confirm franchise requirements, timing, costs and transferability directly with Choice Hotels.

2026 operating results should be evaluated in the context of the property's brand transition. The loss of the former Best Western reservation system during the summer season adversely affected revenue and profitability, while the current renovation program is intended to reposition the hotel for future operations.



Capital Program

- New mattresses
- New televisions
- Flooring upgrades
- Parking-lot repairs
- Pool repairs
- Additional hotel updates

Investment Overview



The Skyline Hotel Lake George offers a purchaser the opportunity to acquire a substantial 87-room lodging asset in one of New York State's best-known leisure destinations while ownership completes a meaningful renovation and brand repositioning.

Interest Offered

Fee-simple interest in the hotel property located at 2452 State Route 9N, Lake George, New York 12845.

Property Tours

Prospective purchasers are encouraged to visit the property. All tours must be arranged in advance through Mitchell Muroff of Muroff Hospitality Group. Please do not contact on-site management or staff without prior approval.

Guest Rooms

87 guestrooms with a mix of standard double, king and duplex-suite configurations.



Renovation Focus Ownership reports installation of new mattresses and televisions as part of the current capital program.

Indoor & Outdoor Pools

The property features both indoor and outdoor pool amenities. Pool-related repairs are included within ownership's current improvement program.



Breakfast & Common Areas

Existing common areas support guest service and provide additional opportunity for refreshed presentation as the repositioning continues.



Owner-Operator Opportunity

The property's scale, location and ongoing capital program may be particularly attractive to an experienced hands-on hotel owner/operator capable of controlling expenses, managing the brand transition and driving performance following renovation.

Lake George Market

Lake George is an established Adirondack leisure destination with demand generated by the lake, beaches, boating, hiking, attractions, events and regional drive-to tourism. The property is positioned near Lake George Village and offers convenient access to I-87.

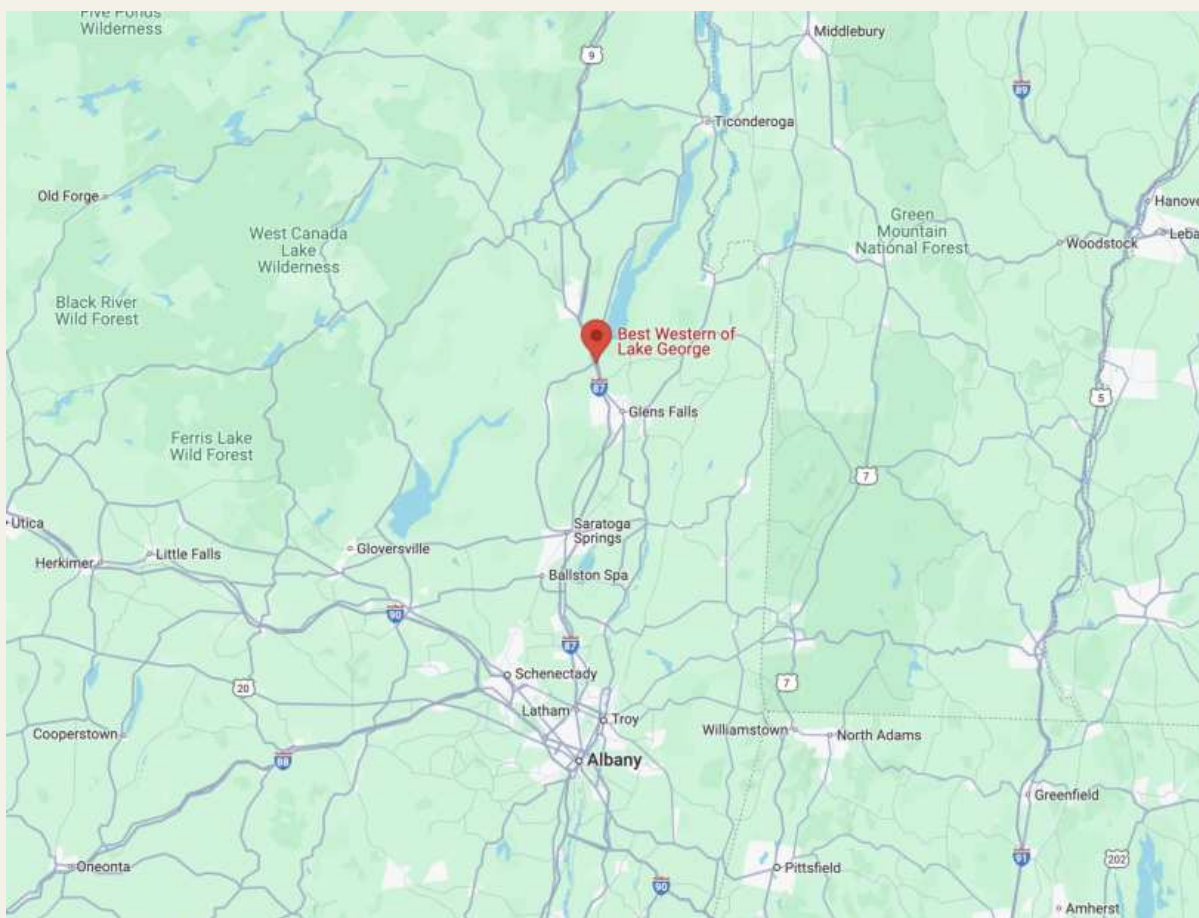
Nearby Demand Generators

- Lake George Village & waterfront
- Million Dollar Beach
- Six Flags Great Escape
- Factory Outlets of Lake George
- Fort William Henry
- Boating, hiking and Adirondack recreation
- Saratoga Springs and regional events



Location

2452 State Route 9N | Lake George, New York 12845



Confidential Offering

\$5,300,000

CONFIDENTIAL OFF-MARKET ASKING PRICE

The offering price reflects ownership's current pricing expectation together with the ongoing approximately \$400,000 capital-improvement program and planned transition to Clarion Pointe following completion of required renovations.

2026 Performance Context

Prospective purchasers should understand that 2026 revenue and profitability were adversely affected by the interruption associated with the loss of the former Best Western reservation system during the summer season and the subsequent brand transition. Buyers should evaluate historical and current financial results together with the renovation program and current Choice Hotels affiliation.

Due Diligence

Financial statements, STR reports, franchise-related information and additional due diligence materials are available to qualified prospective purchasers subject to confidentiality requirements. All franchise, renovation and financial information should be independently verified by the purchaser.

Tours and inquiries:

Mitchell B. Muroff, Esq. | 617-610-7774 | mitch@muroffhospitality.com

Confidentiality & Disclaimer

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Muroff Hospitality Group and should not be made available to any other person or entity without written consent. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Muroff Hospitality Group has not made any independent investigation and makes no warranty or representation with respect to the income or expenses of the property, future financial performance, physical condition, franchise status or requirements, renovation costs or completion, environmental matters, compliance with governmental regulations, or the accuracy or completeness of information supplied by ownership or other sources. All prospective purchasers must independently verify all information and conduct such inspections, investigations and consultations as they deem appropriate.

References to Choice Hotels, Skyline Hotel Lake George and Clarion Pointe are provided solely to describe the property's reported current and anticipated brand affiliations. Muroff Hospitality Group is not affiliated with, sponsored by or endorsed by Choice Hotels or any of its brands. Any future Clarion Pointe affiliation is subject to franchise requirements, approvals and completion of required improvements.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY



Skyline Hotel Lake George

Confidential Off-Market Offering

Offering Price: \$5,300,000

Mitchell B. Muroff, Esq.

MUROFF HOSPITALITY GROUP LLC

Founder of Muroff Hospitality Group, a boutique brokerage and advisory firm specializing in hospitality real estate across New York and New England. Mitch combines decades of hotel ownership, brokerage and transaction experience with his background as a licensed attorney.

CONTACT

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