

Stay Berkshires

1146 Cold Spring Road, Williamstown, MA 01267



Contact Mitch Muroff

mitch@muroffhospitality.com

617-610-7774



MUROFF
HOSPITALITY GROUP
Real Estate Brokerage & Advisory

Property Details

Muroff Hospitality Group is proud to exclusively present the **Stay Berkshires Resort**. This charming **21-room boutique property** is located in Williamstown, Massachusetts. Offering a tranquil escape in a beautiful setting, the resort is **within minutes of major cultural landmarks** such as Williams College, the Clark Art Institute, and Mount Greylock. This location provides guests with the perfect base to explore the natural beauty and rich culture of the Berkshires. The resort features well-appointed rooms with modern amenities, including Wi-Fi, refrigerators, and private bathrooms. The property offers a seasonal outdoor pool, complimentary breakfast, and event space for small gatherings, making it an attractive option for guests looking for both relaxation and adventure in a scenic environment.



Price: \$1,500,000

Property Highlights



Beautiful Owners Apartment 4 bedrooms - 2 Baths - Live Free or Rent Out for added Revenue!

Prime Location: Located near major cultural institutions and outdoor attractions!

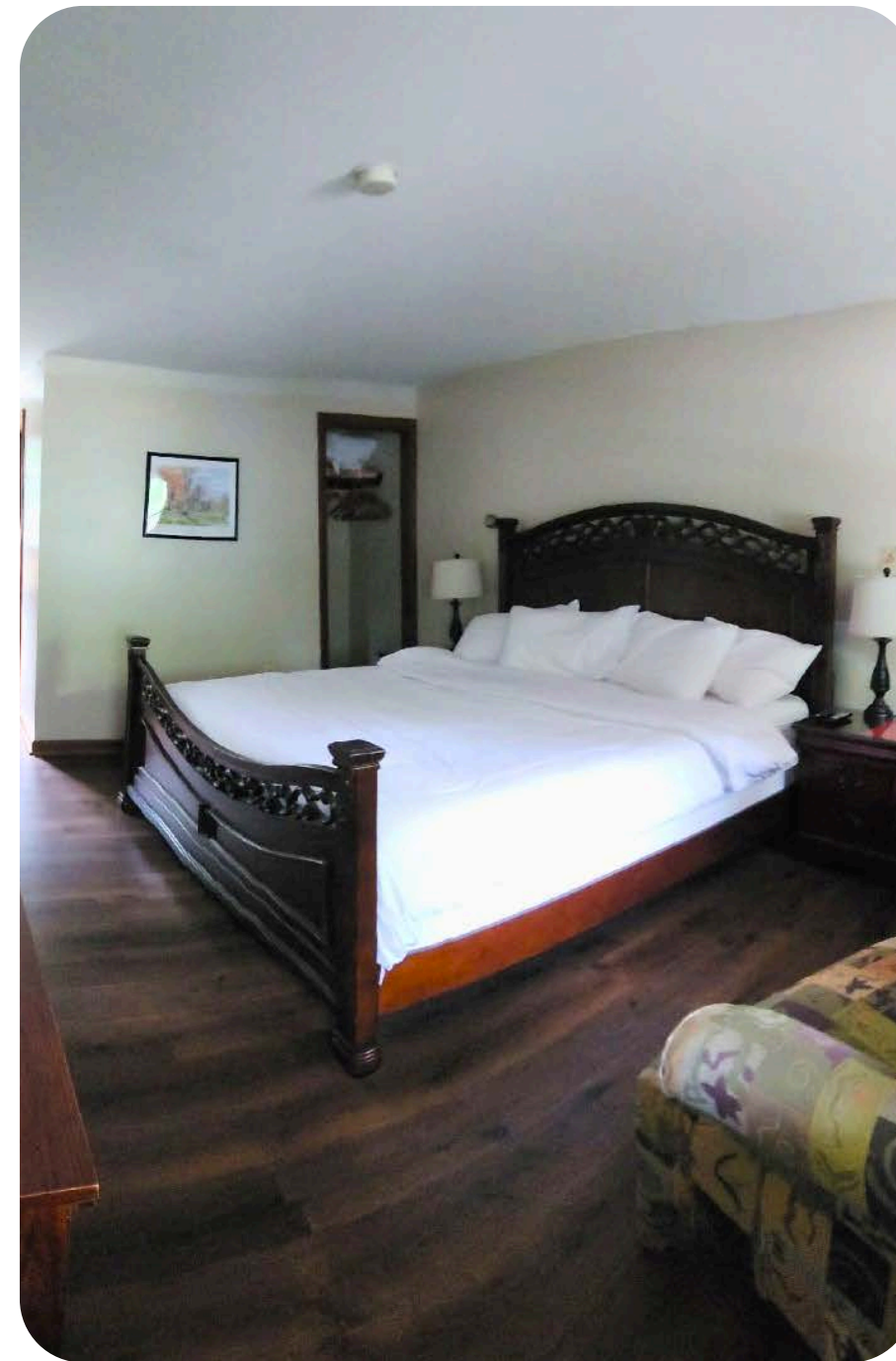
Upside Opportunity: Expand services, enhance guest experience, and explore event hosting options!

21 guest rooms equipped with modern comforts like Wi-Fi, refrigerators, and private bathrooms!

Growth Potential: Plenty of opportunity to improve operational efficiency and increase revenue!

Diversified Appeal: A great fit for an Owner looking to optimize a lovely well-located property!

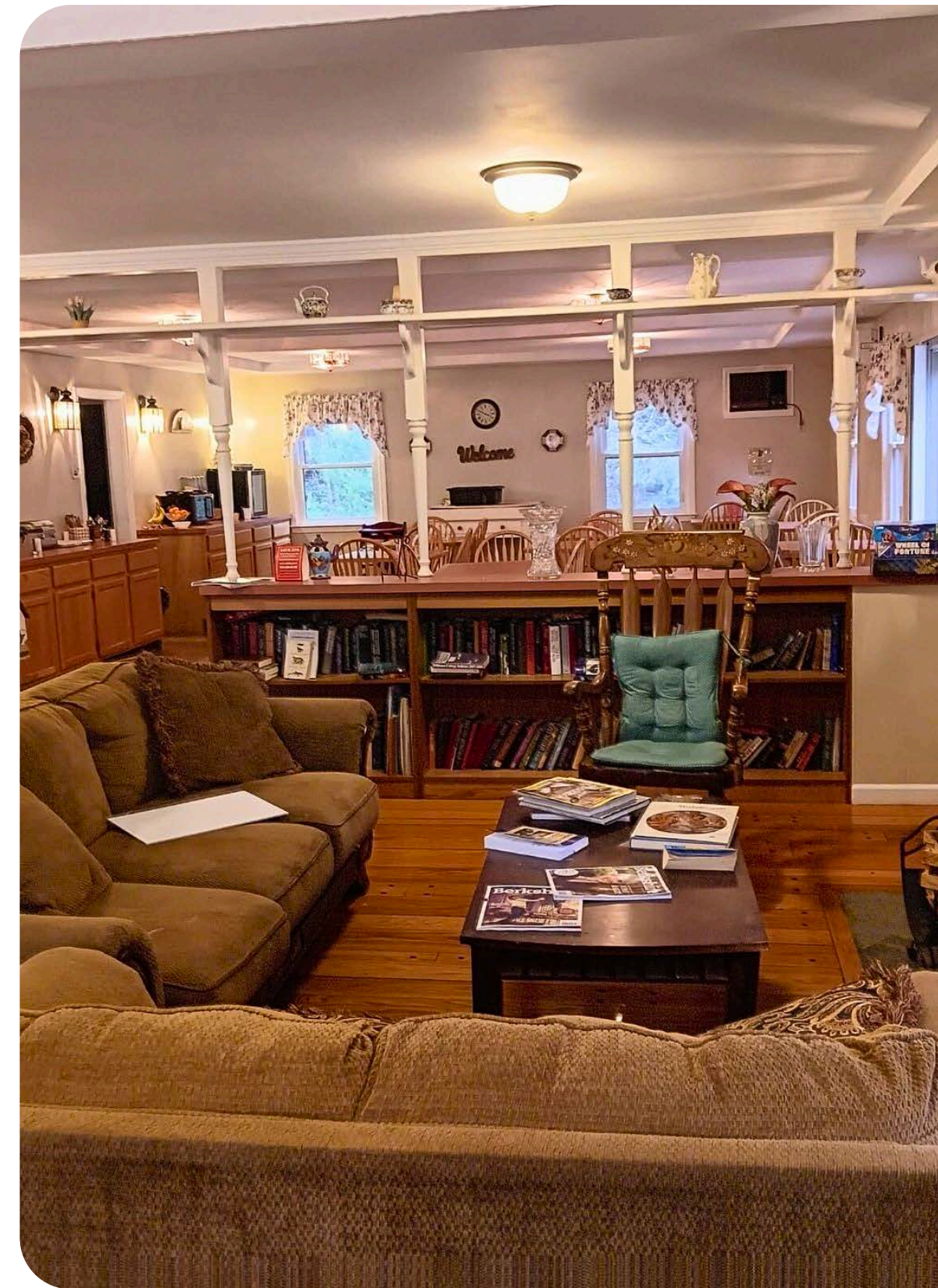
The Guest Rooms



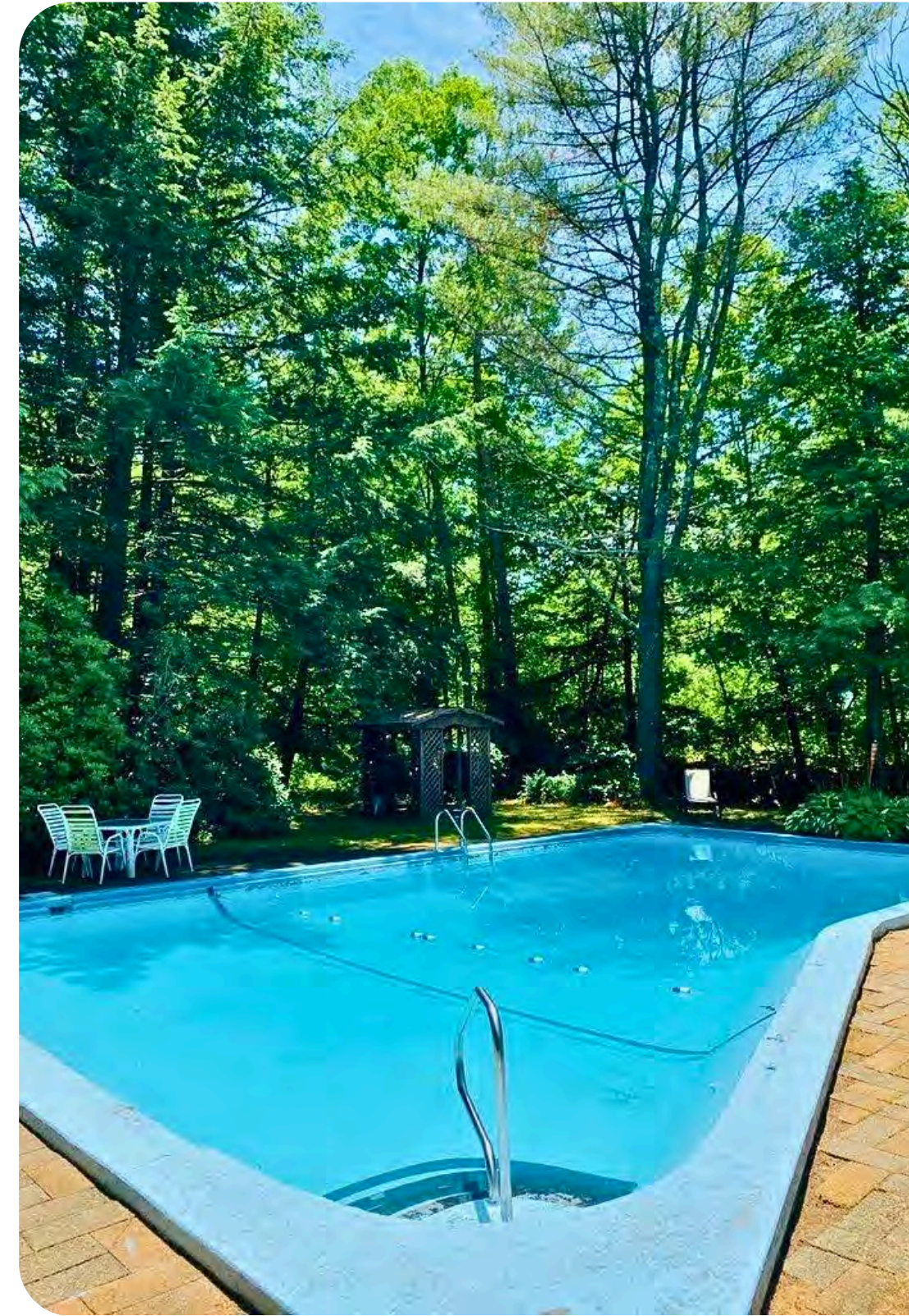
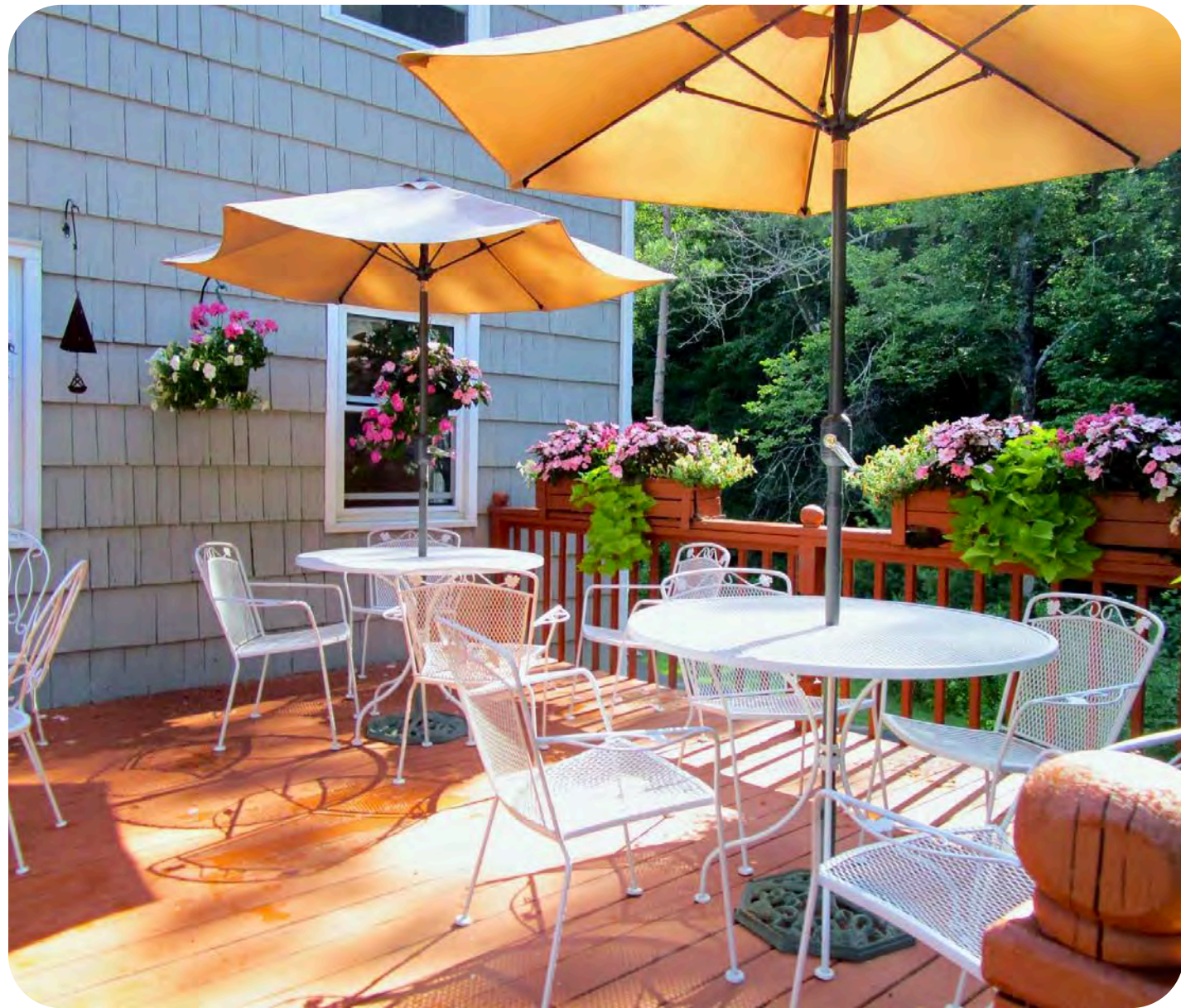
The Guest Rooms



Breakfast & Common Areas



The Pool & Outdoor Spaces

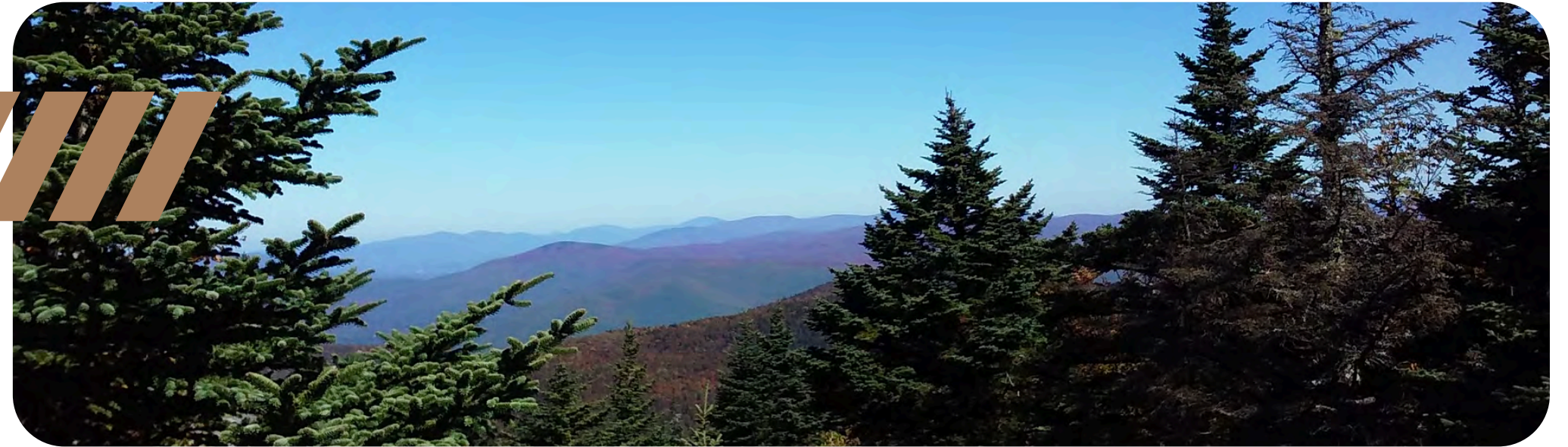


Demographic Highlights

Nestled in the scenic Berkshires of Western Massachusetts, Williamstown offers a rare blend of natural splendor, cultural prestige, and small-town charm. As home to world-class institutions like Williams College and the Clark Art Institute, and within close proximity to hiking, skiing, and year-round festivals, the area has emerged as a sought-after destination for affluent travelers, seasonal visitors, and second-home buyers from across the Northeast.

Four-Season Destination Appeal

From skiing at nearby Jiminy Peak and Mount Greylock in winter to hiking, foliage, and festivals in the warmer months, the region maintains year-round demand, boosting occupancy across seasons.¹



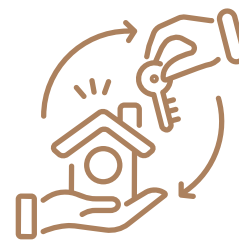
Growing Real Estate Market

The median value of owner-occupied homes in Berkshire County increased to **\$298,200 in 2023**, up from \$283,800 in 2022, signaling steady appreciation in the cultural region.²



High-Household-Income Base

In 2023, the median household income in Berkshire County was **\$72,565**, up from \$69,744 in 2022—a strong indicator of regional economic stability.³

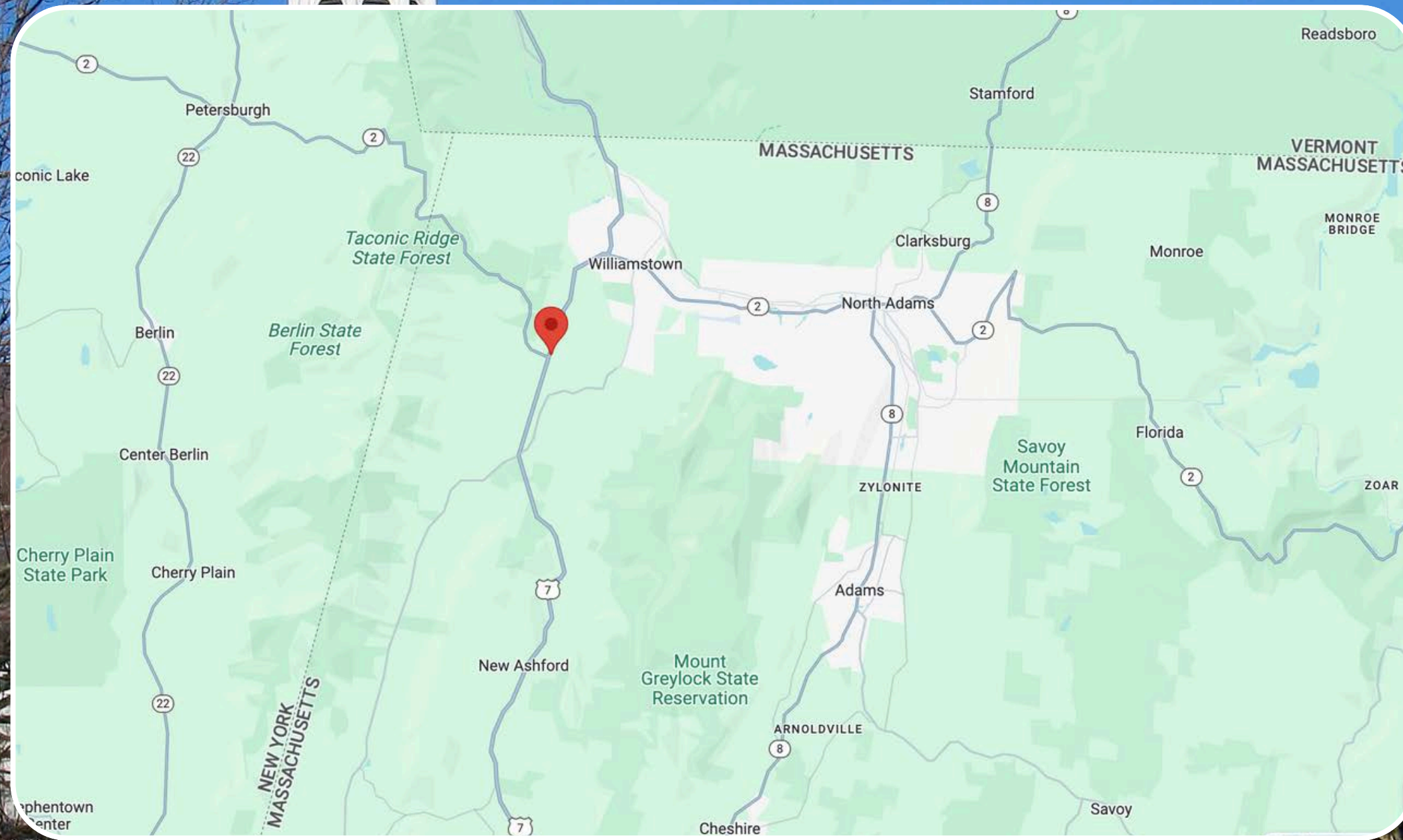


Short-Term Rental Boom

The Berkshires saw a 13% increase in short-term rentals this summer (vs. last year), with many properties reporting occupancy rates between 40%–50%, and average daily rates nearing \$450 (e.g., Great Barrington).⁴

Location

1146 Cold Spring Road
Williamstown, MA 01267



CONFIDENTIALITY & DISCLAIMER

The information contained in the preceding Marketing Brochure 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 the written consent of Muroff Hospitality Group. This Marketing Brochure 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 investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Muroff Hospitality Group has not verified, and will not verify, any of the information contained herein, nor has Muroff Hospitality Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Muroff Hospitality Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Muroff Hospitality Group, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Muroff Hospitality Group, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

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



Meet Mitch:


Mitch Muroff is the founder of Muroff Hospitality Group, a boutique brokerage and advisory firm specializing in hospitality real estate across New York and New England. With over 50 years of industry experience, the firm provides personalized service to independent and franchised hoteliers and restaurateurs.

Before launching Muroff Hospitality Group, Mitch was a principal of Sage Hotel Corp., overseeing a portfolio of 35 hotels across the Northeast and Canada. Following the successful sale of the portfolio, he founded Muroff Hospitality Group to leverage his deep expertise in hospitality transactions.

As a licensed attorney and realtor, Mitch has successfully negotiated dozens of complex sales, offering strategic insights and a hands-on, client-focused approach. His extensive industry knowledge and commitment to excellence make Muroff Hospitality Group a trusted partner for those buying or selling hospitality assets.

Mitchell B Muroff, Esq. | Muroff Hospitality Group

 mitch@muroffhospitality.com

 617-610-7774

 [Website Link](#)

 [LinkedIn Link](#)



Stay Berkshires

1146 Cold Spring Road, Williamstown, MA 01267

Thank you!



Contact Mitch Muroff

mitch@muroffhospitality.com

617-610-7774



MUROFF
HOSPITALITY GROUP
Real Estate Brokerage & Advisory