

1545 State Route 9, Lake George, NY 12845



# Studio 6 Lake George

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

# Property Details

Muroff Hospitality Group is proud to present the exclusive opportunity to purchase Studio 6 of Lake George! This well-established, owned and operated resort is newly available for acquisition. Proudly boasting 44 units, ranging in size from traditional guest rooms to 2-bedroom suites, condo-like units, townhouses and a newly renovated 5-bedroom home; this unique property is well located and presents an exceptional opportunity to increase revenue and market share with professional management and oversight.

Amenities at the resort include: sparkling outdoor and heated indoor swimming pools, game room, business center, basketball court, BBQ grills, fitness center, park like setting, gazebo, free Wi-Fi, guest laundry, children's playground, housekeeping, and security. The Studio 6 of Lake George is only minutes to Great Escape, the Lake George Outlets, Million Dollar Beach, Cruise Ships, Village of Lake George, Ft. William Henry, restaurants, shopping, bars and local attractions.



Price: \$2,850,000



# Property Highlights

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- *44-key hospitality property featuring traditional guestrooms, extended-stay suites, townhouses, condominiums and family accommodations!*
  - *Spacious 5-bedroom owner's residence plus separate 2-bedroom manager's apartment included in the offering!*
    - *14 accommodations with full kitchens create significant extended-stay and off-season rental opportunities!*
    - *Indoor pool, outdoor pool, fitness center, playground, basketball court, fire pit and extensive guest amenities!*
  - *Flexible branding opportunity: continue as Studio 6 / Motel 6, revive the historic Mohican Resort name, or reposition under a new concept!*
  - *Offered at just \$2,850,000 with substantial upside potential through active owner-operator management and revenue enhancement!*



# Residences

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The Resort's 44 keys span an unusually broad mix of room types, giving an operator the flexibility to serve overnight guests, weekend couples and multi-night family stays from a single campus. The accommodations include:

- Traditional guest rooms
- Two-bedroom units with full kitchens
- Condo-like apartments with full kitchens
- Two-bedroom, two-bath duplex units with private balconies
- A two-bedroom owner / manager apartment
- A beautiful 5-bedroom house

This breadth lets the property capture a wide range of demand, from quick overnight stays to extended family vacations, and it supports strong year-round occupancy potential. The full-kitchen apartments, duplex units and 5-bedroom house in particular open the door to longer stays and higher-value bookings that many competing properties in the corridor cannot accommodate.



# Lobby & Arrival

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# Traditional Hotel Rooms

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# 5-Bedroom House



# 5-Bedroom House



# Suites with Kitchens



# 2-Bedroom Duplex

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Manager's  
2-Bdrm Apartment

# Indoor & Outdoor Pools & Fitness



# The Campus

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## 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

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