

Friends Lake Inn

963 Friends Lake Rd, Chestertown, NY 12817



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MUROFF
HOSPITALITY GROUP
Real Estate Brokerage & Advisory

Property Details



Muroff Hospitality Group is proud to exclusively present the opportunity to acquire **Friends Lake Inn**, one of the Adirondacks' premier luxury boutique inns. Nestled near the charming village of Lake George, New York, Friends Lake Inn offers an exceptional combination of upscale accommodations, acclaimed dining, and a private natural setting that provides guests with an authentic Adirondack escape.

Originally built in the early 1860s as a boarding house serving the region's tannery and logging industries, the inn was thoughtfully transformed in the 1980s into an upscale destination renowned for its exceptional cuisine and award-winning wine program. Today, **Friends Lake Inn is consistently recognized as one of the Adirondacks' premier romantic getaways** and boutique hotels, welcoming guests back year after year for its rustic elegance, peaceful surroundings, lake access, and farm-to-table dining experience.

Ideally situated just **20 minutes from Gore Mountain, minutes from Lake George, and approximately 90 minutes north of Albany via I-87**, Friends Lake Inn enjoys year-round demand in one of Upstate New York's most enduring leisure destinations. This offering represents a rare turnkey opportunity for a hospitality operator or lifestyle investor to become the next steward of one of the Adirondacks' most beloved boutique inns.



Price: \$3,495,000

Property Highlights



AAA Four Diamond Luxury Boutique Inn in the Adirondack Mountains!
17 Guest Rooms & Elegant Adirondack Accommodations with lake access!
Award-Winning Restaurant, Wine Cellar & Destination Dining Experience!
Premier Wedding & Special Events Venue with Established Reputation!
Exceptional Four-Season Location Near Gore Mountain & Lake George!
Rare Turnkey Boutique Inn Offering Lifestyle & Investment Opportunity!



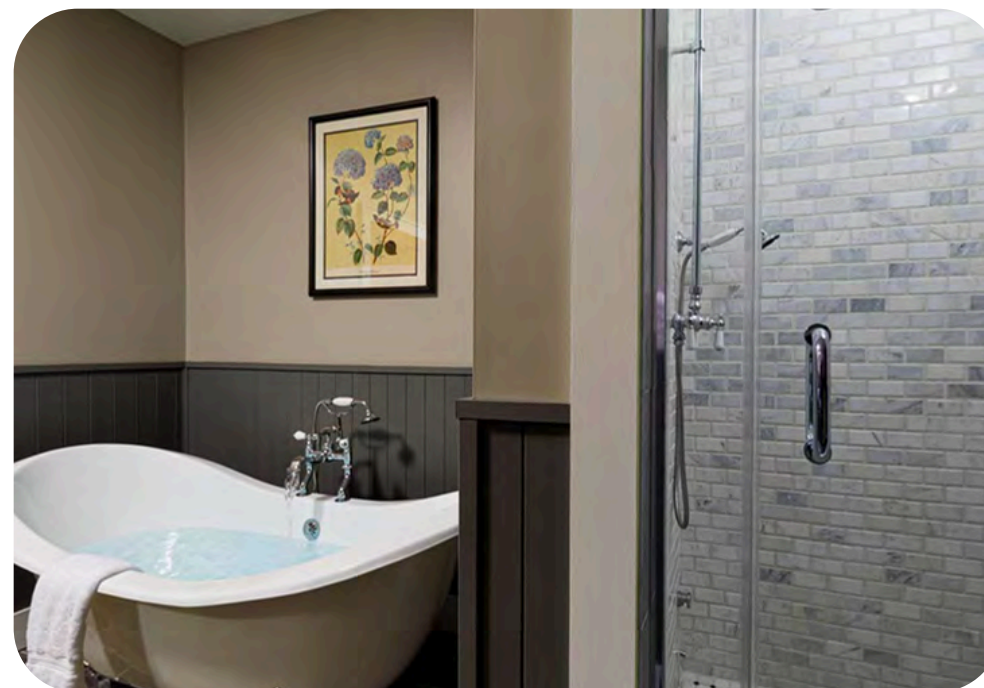
The Inn & Guest Suites

The Friends Lake Inn offers a distinctive collection of **17 guest rooms** and suites across four unique accommodations: **Lake Rooms, Tree Rooms, Bird Rooms**. Each is individually decorated in warm Adirondack style with locally crafted furnishings.

Blending historic charm with modern comfort, select accommodations feature wood-burning or gas fireplaces, Jacuzzi or slipper tubs, steam showers, private balconies, and secluded porches.



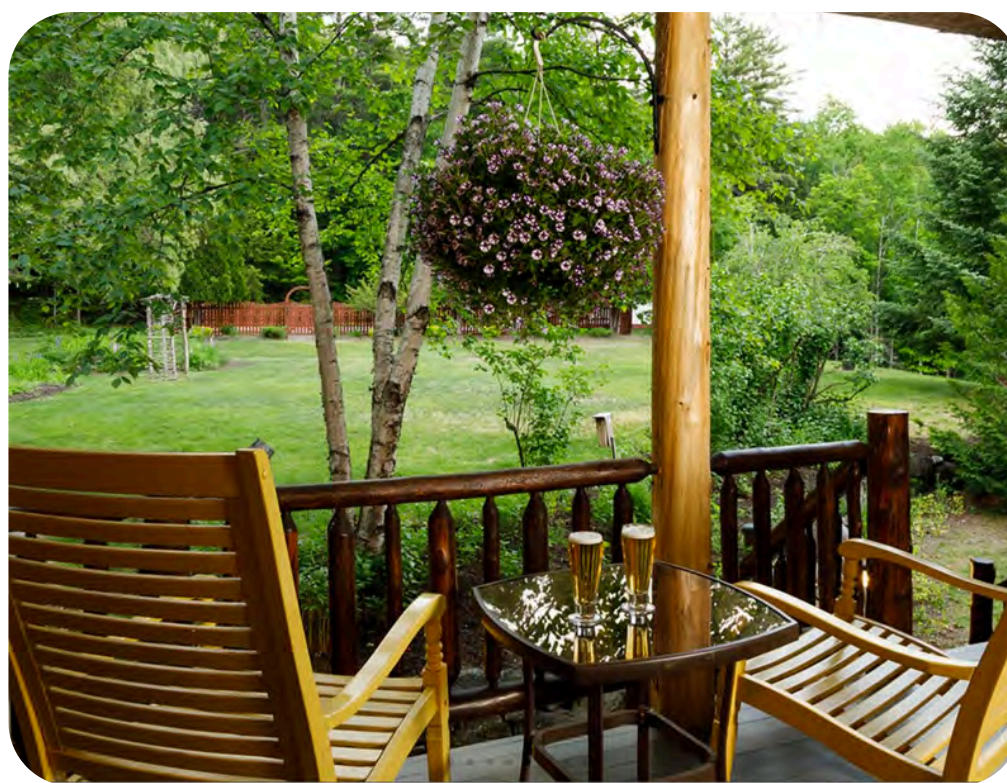
Lake Rooms (Luxury)



The Inn's most luxurious accommodations, the seven Lake Rooms are named after some of the Adirondacks' most iconic lakes—**Brant Lake, Lake George, Mirror Lake, Saranac Lake, Lake Placid, Raquette Lake, and Great Sacandaga Lake.**

Each features a king bed and fireplace, with Jacuzzi, slipper, or whirlpool tubs complemented by steam showers. Many also offer private porches, balconies, or separate entrances.

Lake Rooms



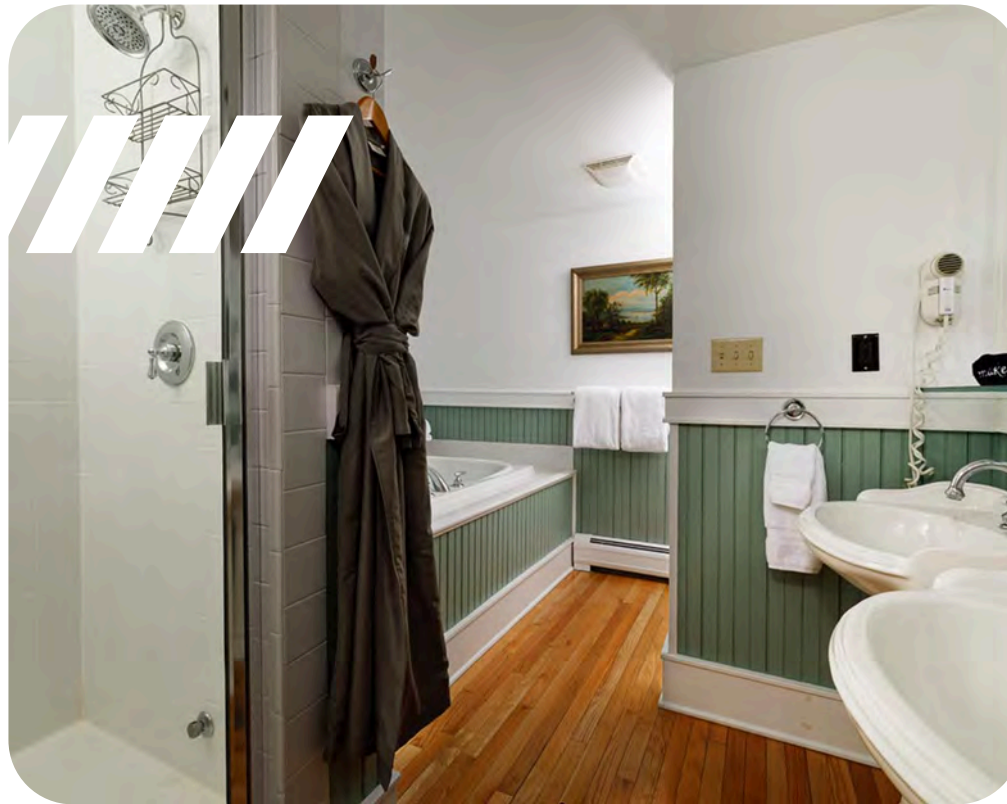
Tree Rooms (Spacious)



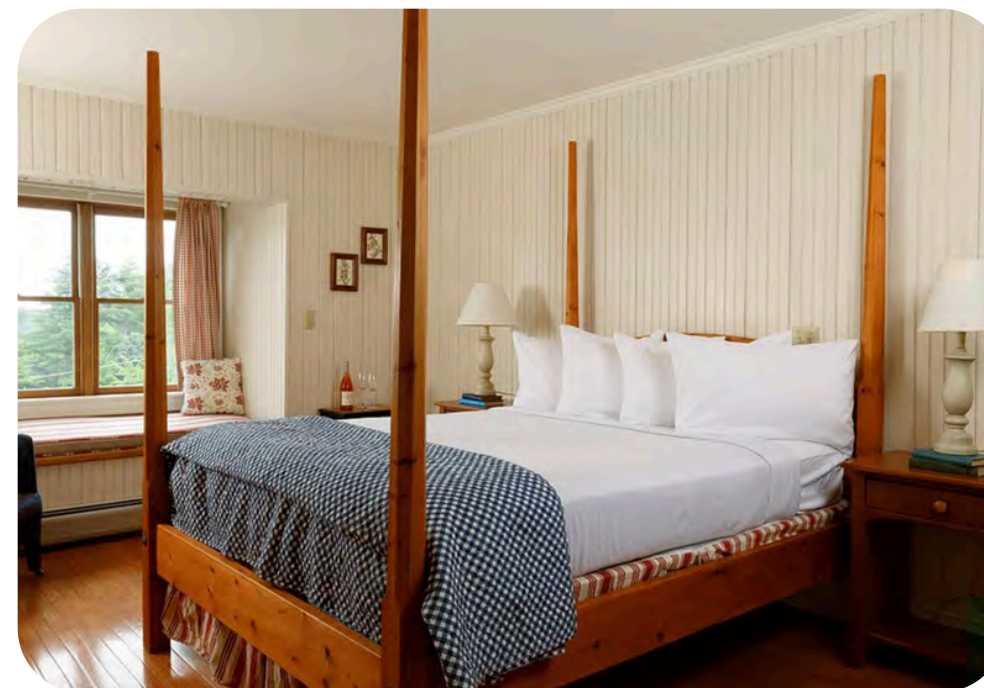
The five Tree Rooms—**Birch, Cedar, Maple, Spruce, and Pine**—bring the beauty of the surrounding forest indoors.

Generously sized and featuring king beds and private balconies, these rooms offer a relaxed Adirondack retreat, with soaking tubs and steam showers in select accommodations.

Tree Rooms



Bird Rooms (Cozy)



The five Bird Rooms—**Cardinal, Sparrow, Bluejay, Dove, and Finch**—are the Inn's most intimate accommodations. Featuring queen beds and warm Adirondack charm, several open onto private balconies, creating the perfect setting for a quiet weekend getaway.

The Grounds

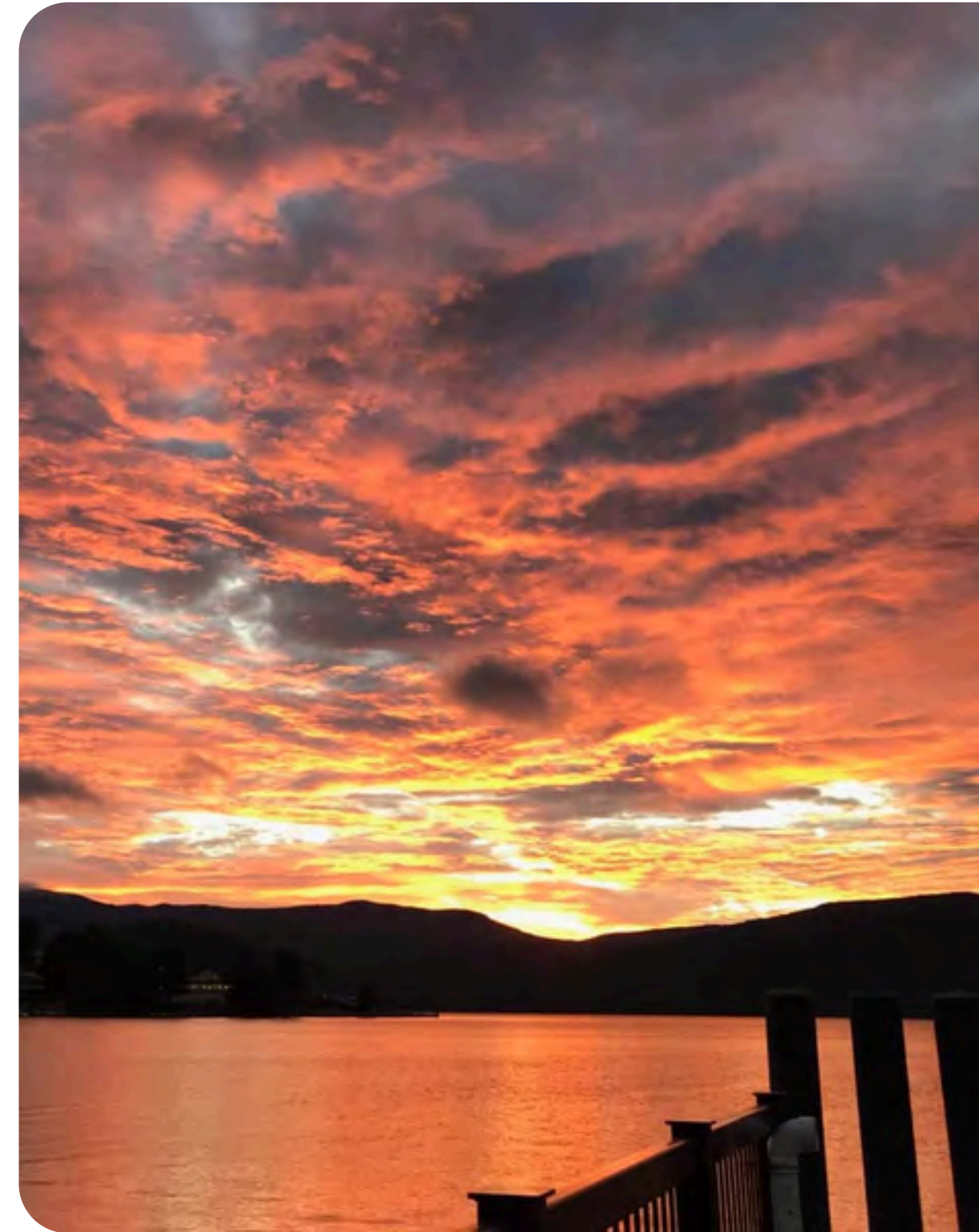
The grounds are the soul of Friends Lake Inn.

A landscaped wedding lawn and perennial gardens give way to a gentle waterfall, flowing stream, and spring-fed pond crossed by a charming footbridge—a storybook setting beneath the Inn’s signature willow tree. Outdoor fireplaces invite guests to linger over hot chocolate or a glass of wine long after sunset.

Beyond the gardens, guests enjoy lake and trail access to miles of Adirondack forest trails, along with complimentary kayaks and snowshoes for year round recreation. It is a rare combination of manicured elegance and unspoiled wilderness—one of the property’s most valuable and irreplaceable assets.



The Grounds



Dining & Wine Cellar

Dining has always been at the heart of Friends Lake Inn. The restaurant features locally sourced, farm-to-table cuisine that changes with the seasons, offering an elegant candlelit experience in the historic Main Dining Room, highlighted by its original 1800s tin ceiling and wood burning fireplace, as well as more casual dining in the Birch Bistro, distinguished by its custom birch legged tables and dramatic wall of windows.

With a built-in audience from the Inn's lodging guests, a legacy of national dining recognition, and an established local following, the restaurant and award-winning wine program represent a significant opportunity for continued food, beverage, and experiential revenue—whether preserved as a fine dining destination or thoughtfully reimaged for a new generation of Adirondack travelers.



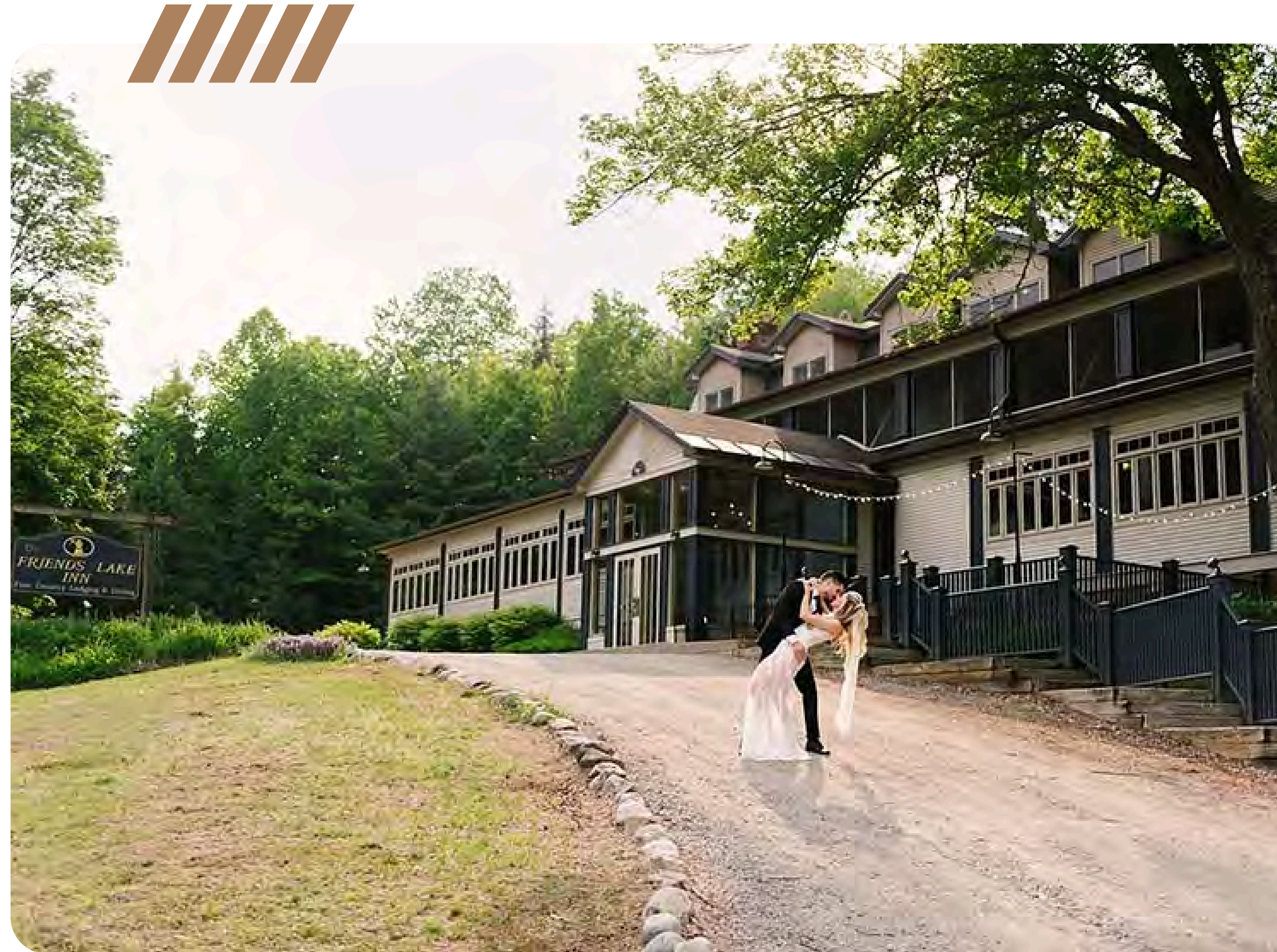
The Restaurant



Weddings & Private Events

Consistently recognized as one of the Adirondacks' premier wedding venues, Friends Lake Inn offers a rare all-in-one setting for celebrations ranging from intimate elopements to weddings of up to 50 guests. Couples can exchange vows beneath the signature willow tree, at the garden arbor, or on the bridge overlooking the stream, then celebrate in the sun-filled Breeze Dining Room, the cozy Birch Bistro with its outdoor fireplace patio, the renovated Adirondack Dining Room, or the historic Main Dining Room.

With on-site lodging for the wedding party, Friends Lake Inn captures the full destination wedding experience under one roof—a high-demand, high-margin business with opportunities for continued growth through curated packages and multi-day celebrations.



Weddings



Demographic Highlights



Set in the southern Adirondacks and anchored by the Lake George region, Chestertown combines four-season recreation, exceptional natural beauty, and one of New York's most established tourism economies. Within a day's drive of more than 60 million people along the I-87 corridor, the area attracts affluent leisure travelers, second-home owners, and outdoor enthusiasts from across the Northeast.



High-Household Income Base

A stable residential base, above average homeownership, and strong household incomes support year round dining, events, and hospitality demand.⁴



Four Season Destination Appeal

Year-round demand, from Gore Mountain skiing to summer lake recreation, with 45% of 2025 visitor spending now falling outside peak season.²



Tourism Driven Demand

Warren County generated approx. \$928 million in visitor spending in 2024, leading the Adirondack Region and supporting a thriving year-round hospitality economy.⁵



Growing Real Estate Market

Steady growth in regional home values reflects the area's enduring appeal among second-home owners, retirees, and affluent lifestyle buyers.³

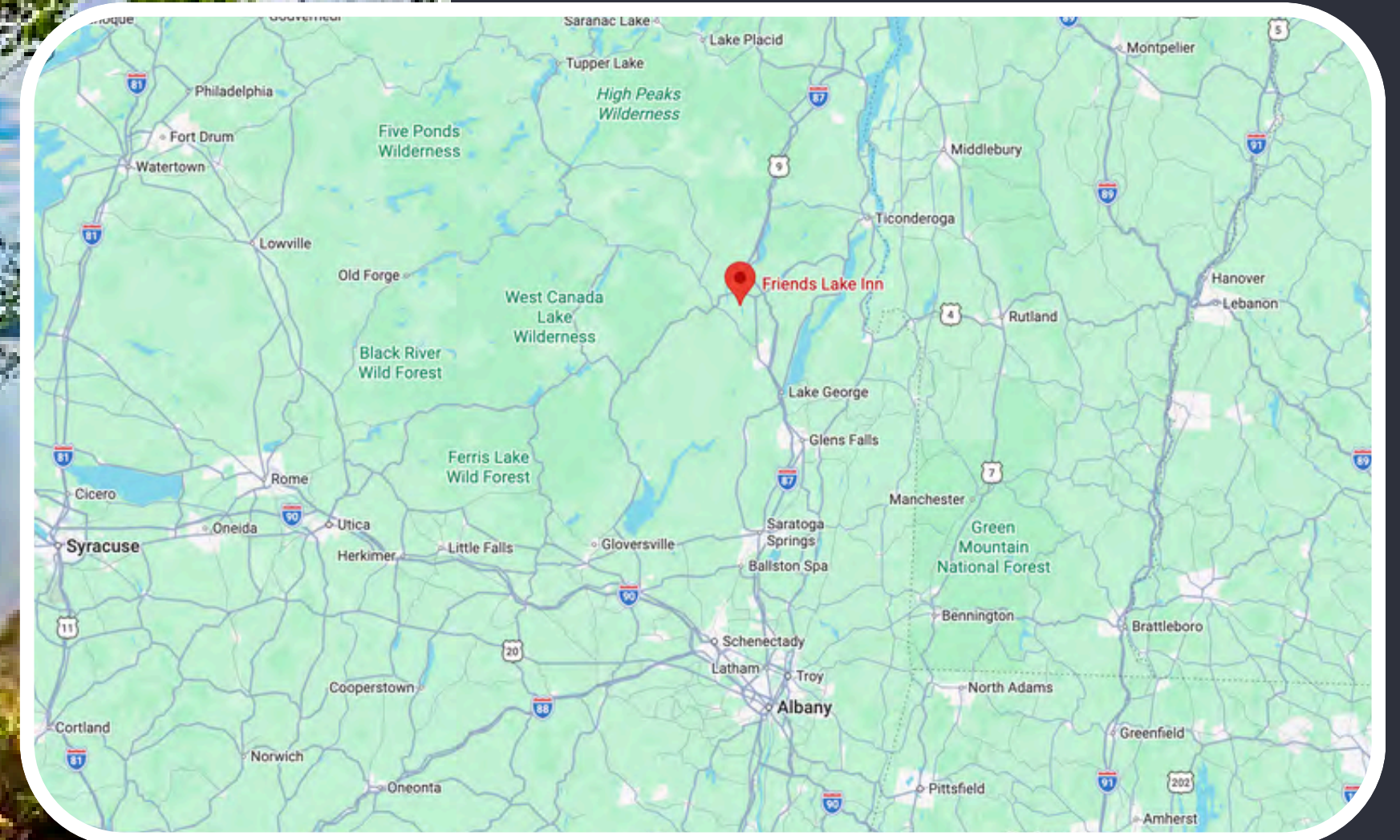


Iconic Natural Setting

Minutes from Lake George and set within the 6-million-acre Adirondack Park—the largest protected wilderness in the contiguous U.S., with more than 3,000 lakes.⁶

Location

963 Friends Lake Rd
Chestertown, NY 12817



US BANKRUPTCY CODE NOTICE

Friends Lake Inn continues to operate as a going concern. The ownership entities are currently operating under Chapter 11 of the U.S. Bankruptcy Code. Any sale of the property will be free and clear of liens and interests as authorized by the Bankruptcy Code and subject to approval of the United States Bankruptcy Court.

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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



Thank you!



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