

# Lakehouse Inn – Rare Lakefront Asset



Presented By:  
Muroff Hospitality Group

615 Laurel St, Lee, MA 01238



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Property Details

Muroff Hospitality Group is pleased to present the fee simple sale of the Lakehouse Inn, a rare lakefront boutique hospitality asset located in Lee, Massachusetts in the heart of the Berkshire Mountains.

Situated on approximately 2 acres with direct frontage on Laurel Lake, the property offers irreplaceable waterfront real estate in one of New England's most supply-constrained leisure markets. True lakefront lodging opportunities in the Berkshires are extremely limited, creating long-term intrinsic value independent of operations.

The Inn currently operates as a 14-key, adults-oriented boutique property, with potential to create an additional guest room. The building blends historic architectural character with modern updates, supporting premium rate positioning and strong guest appeal.

Amenities include direct lake access, private dock, terraces, firepit areas, and seasonal water recreation — features that meaningfully differentiate the property within the competitive set.

The Lakehouse Inn is being offered as a combined business and real estate opportunity. Historical operating information will be provided upon execution of a confidentiality agreement.

Under new ownership, the asset presents upside through revenue optimization, expanded event and retreat programming, enhanced direct booking strategies, and operational efficiencies — all supported by scarce waterfront real estate in a high-barrier-to-entry market.

**Price: \$3,400,000**

- Rare Fee Simple Lakefront Boutique Hospitality Asset
- 14 Keys with Potential Additional Room Creation
- Direct Frontage on Laurel Lake – High Barrier to Entry
- Adults-Oriented Concept Supporting Premium Rate Positioning
- Event, Retreat & Buyout Revenue Upside
- Operational Optimization Opportunity Under New Ownership

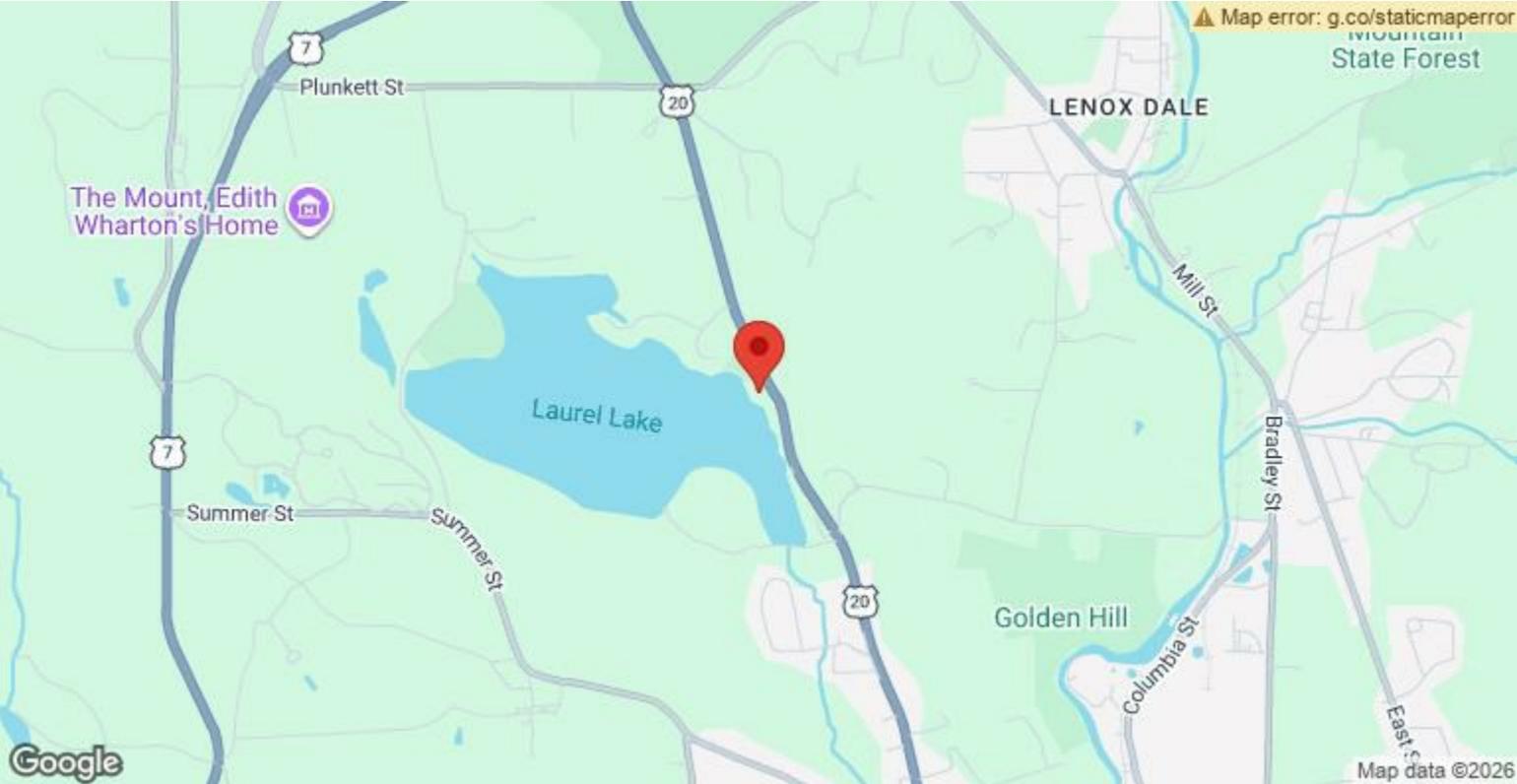
View the full listing here: <https://www.loopnet.com/Listing/615-Laurel-St-Lee-MA/39544309/>

Price:	\$3,400,000
Property Type:	Hospitality
Property Subtype:	Bed and Breakfast
Building Class:	A
Sale Type:	Investment
Lot Size:	2.00 AC
Gross Building Area:	11,945 SF
Sale Conditions:	Business Value Included
Average Rate:	Varies Seasonally
No. Rooms:	14
No. Stories:	3
Year Built:	1903
Parking Ratio:	2.09/1,000 SF
Corridor:	Interior
Zoning Description:	RB

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## Location



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## Property Photos



LH2



Lakehouse Inn

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## Property Photos



LH-Exterior-FrontOfHouse-3



LH-Exterior-Porches-First&SecondFloor-2-LowRes

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## Property Photos



LH-CommonAreas-DiningRoom-1



LH-CommonAreas-LivingRoom-1

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## Property Photos



Room38-LivingRoom-1



LH5

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## Property Photos



LH-Exterior-Porches-FirstFloor



LH-CommonAreas-FirstFloor-Hallway-2

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## Property Photos



LH-LivingRoom-Porch-2



LH-Sunset-7

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## Property Photos



Room12-Bedroom-1



Room14-Bathroom-1

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## Property Photos



Room14-Bedroom-1



Room25-Bathroom-1

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## Property Photos



Room21-LivingRoom-1



Room22-Balcony-1

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## Property Photos



Room28-Bedroom-2



Room28-Bathroom-1

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## Property Photos



Room28-LivingRoom-Fireplace



Room36-Bedroom-2

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## Property Photos



Building Photo



Building Photo

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## Property Photos



Veranda



Veranda Lake View

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## Property Photos



Tranquil Lake Setting



Living Area

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## Property Photos



Guest Suite



King bed

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## Property Photos



Guestroom



Guestroom Bath

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## Property Photos



Lovely Guestroom



Double Vanity

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## Property Photos



Dock



Kitchen

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## Property Photos



Fire Pit



Gorgeous Property

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## Property Photos



Tranquil Lake



Adirondack Chairs

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## Property Photos



Outdoor Lake Seating



Sunset

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## Property Photos



Dock and Swimming



Gorgeous Lake Sunset

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The Lakehouse Inn occupies a highly differentiated position within the Berkshire hospitality market, offering true lakefront frontage on Laurel Lake with panoramic views and direct water access.

The approximately 11,945 SF property includes 14 guest rooms across three stories, with potential expansion and possible owner's quarters configuration. The offering includes both the operating business and underlying real estate.

Located minutes from Lenox and Stockbridge and near major cultural demand drivers including Tanglewood, Jacob's Pillow, and The Mount, the property benefits from consistent drive-to demand from Boston, New York, and Connecticut.

Future ownership may explore:

- ADR optimization through professional revenue management
- Expanded shoulder-season and midweek demand initiatives
- Growth of wedding, retreat, and buyout revenue
- Strategic expense realignment and operational efficiencies

The combination of premier waterfront real estate and operational upside creates a compelling acquisition opportunity for hospitality investors or lifestyle buyers seeking long-term appreciation and income potential.



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Muroff Hospitality Group is a boutique hospitality brokerage, management 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 alike, with an unparalleled range of personalized services.