

NewVida Preserve

*The heartbeat of the
Adirondacks*

OFFERED BY:

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COMMERCIAL SALES | LEASING | DEVELOPMENT





OFFER SUMMARY

- 1,185.62 Acres on Bassett Mountain
- A-Frame Base Lodge Approximately 25,000 SF
- Established Restaurant, Bistro, Craft Bar
- Modern Commercial Gym
- Pool and Jacuzzi
- Indoor and Outdoor Seating
- Skiing, Hiking, Rock Climbing and Mountain Biking
- Conference and Office Space
- Contemporary Mountain Residence
- Healthy and Diverse Timberlands
- Maintained Trails and Access Roads
- Cell Tower Leased for Income
- Conservation Development Opportunity

Offered at \$12,900,000



THE OPPORTUNITY

Located on Bassett Mountain in the heart of the Adirondacks, NewVida Preserve offers an extraordinary place to gather, celebrate, rejuvenate and explore while taking in the mountain ridge and its breathtaking views. It is the largest experiential resort in the Adirondacks offering unmatched experiences in adventure, wellness and the arts. Located a short distance from Lake Placid, Whiteface ski resort and world-class fishing on the Ausable River. NewVida Preserve encompasses 1140 acres, with the two downhill ski peaks, a gentleman's timber reserve, and is now operating as the largest year-round resort in the Adirondacks. The property offers 35 miles of trails for skiing, hiking, mountain biking, climbing, and running and is highlighted by the Base Lodge providing a unique and memorable experience for both residents and guests. Offering future hospitality expansion and potential conservation development, this is a rare offering in the heart of the Adirondack Mountains.



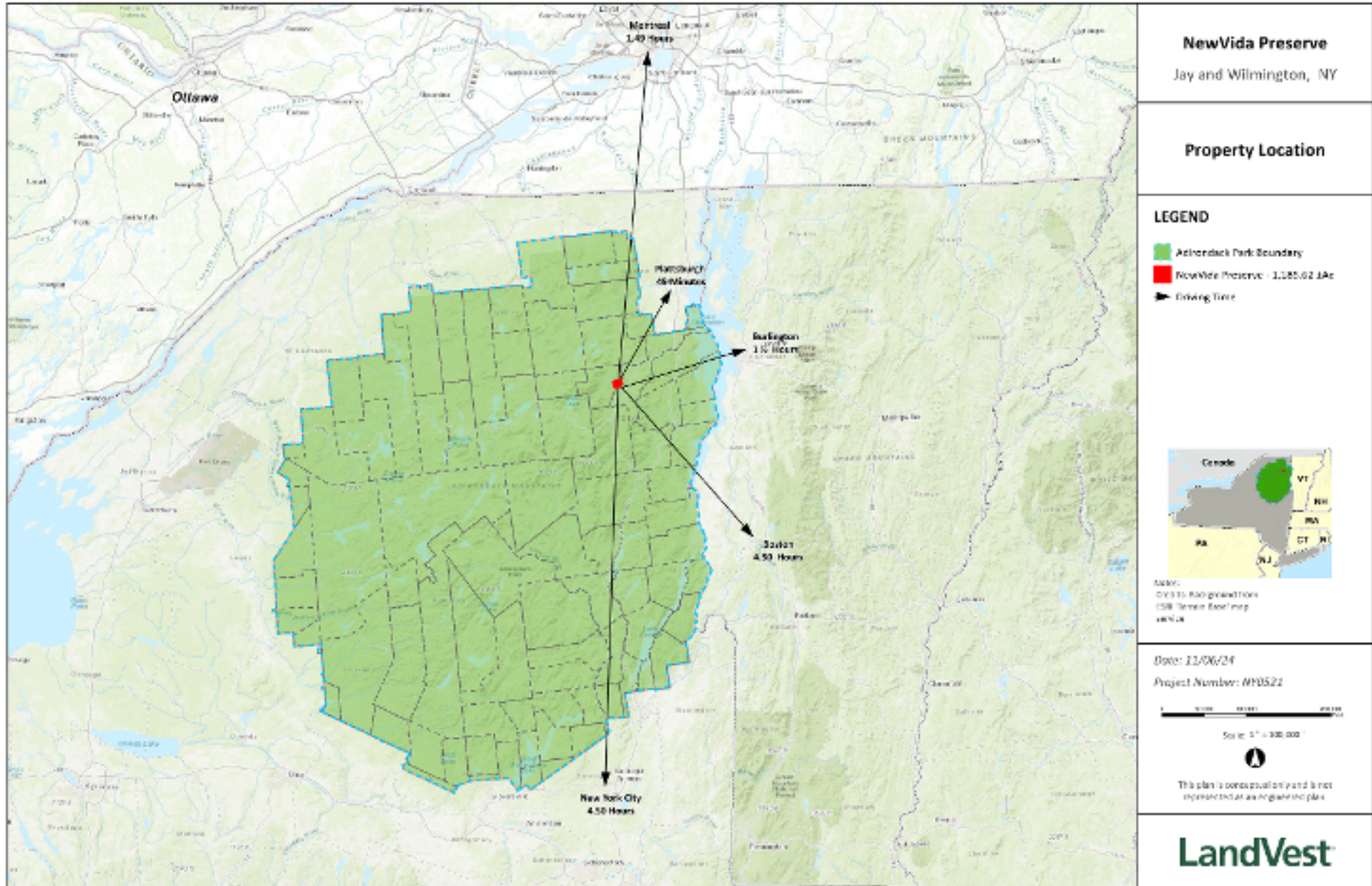
THE POTENTIAL

- 7 current revenue streams
- Lodging demand in the area growing at 43%
- Prime opportunity with numerous development areas that meet general Adirondack Park Agency (APA) guidelines
- Grants & tax incentives available to offset expansion strategy development costs
- Owner will provide potential expansion strategy and three year revenue projections upon request

Click [here](#) to learn more about Tax Incentives and Regional Demand Data.



Click [here](#) to view Expansion Concepts for NewVida
Provided by Owner



Twenty minutes from the Olympic Village in Lake Placid



Click [here](#) to view Conservation Development Site Map



EXPERIENCE DRIVEN DESTINATION

New Vida offers full experiences that are immersive in adventure, wellness and the arts. For the outdoor enthusiast there's alpine touring, Nordic skiing, skating, snowshoeing, hiking and mountain biking on 35+ miles of trails. The Preserve aims to provide accessible wellness through a variety of disciplines including yoga, Pilates, meditation, breath work, massage therapy, Reiki and Ayurveda. NewVida is the gathering place for hosting concerts, performances, exhibits, shoots, celebrations, workshops, retreats, business meetings and weddings and galas.





THE BASE LODGE

Situated at the base of Bassett Mountain, Paleface Lodge is constructed in the classic 1960's Apogee style. The Lodge consists of 14 suites, a commercial kitchen fully renovated in 2023, and a dining room, custom bar and patio with stunning views across a private pond to Whiteface Mountain and the Wilmington Range. Multiple activity rooms for yoga and massage, architectural details such as exposed fir trusses, beams, and rafters, a modern gym, and an indoor swimming pool help transform the Lodge into a thriving meeting place for both residents and travelers.



THE MOUNTAIN HOUSE

Built into the granite mountain in 1991 and encircled by the stonework of world-renowned artisan Lew French, this four story contemporary mountain house is nestled above the ridgeline with panoramic views of the Sentinel, Jay Mountain and Whiteface ranges. The home offers the ultimate in seclusion and self-sufficiency while sited close to Lake Placid, Whiteface Mountain and the Olympic venues. The home's exterior is composed of granite with wood shingles and copper and slate roof. The interior features a great room, chef's kitchen, family room, spiral wooden staircase, four bedrooms and a first floor guest suite with kitchenette. The fourth floor is known as the Aerie and enjoys pristine 360-degree views of the Adirondacks.

[View the property.](#)





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