

skye peak

killington peak

snowdon mountain

ramshead mountain

pico mountain

## Inn At Long Trail & McGraths Irish Pub

709 US ROUTE 4, KILLINGTON, VT

Offered at \$1,900,000



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SHEMARIAH NELSON

Commercial Broker

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# PROPERTY SUMMARY

The Inn At Long Trail  
709 US 4, Killington, VT 05751

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## Property Summary

Price:	\$1,900,000
Guest Rooms:	22
Seating:	75 pub/85 restaurant
Building SF:	13,438
Lot Size:	12.30 Acres
Frontage:	1250
Parking:	30+
Year Built:	1970
Sprinklers:	Yes with Cistern
Traffic Count:	9-10,000
Owner's Suite:	over 1600 sqft
Includes:	Restaurant/Bar/Hot el FF&E
Heat:	Propane
Taxes	\$25,577

## Fully staffed Inn, Restaurant & Pub with Owner's Wing

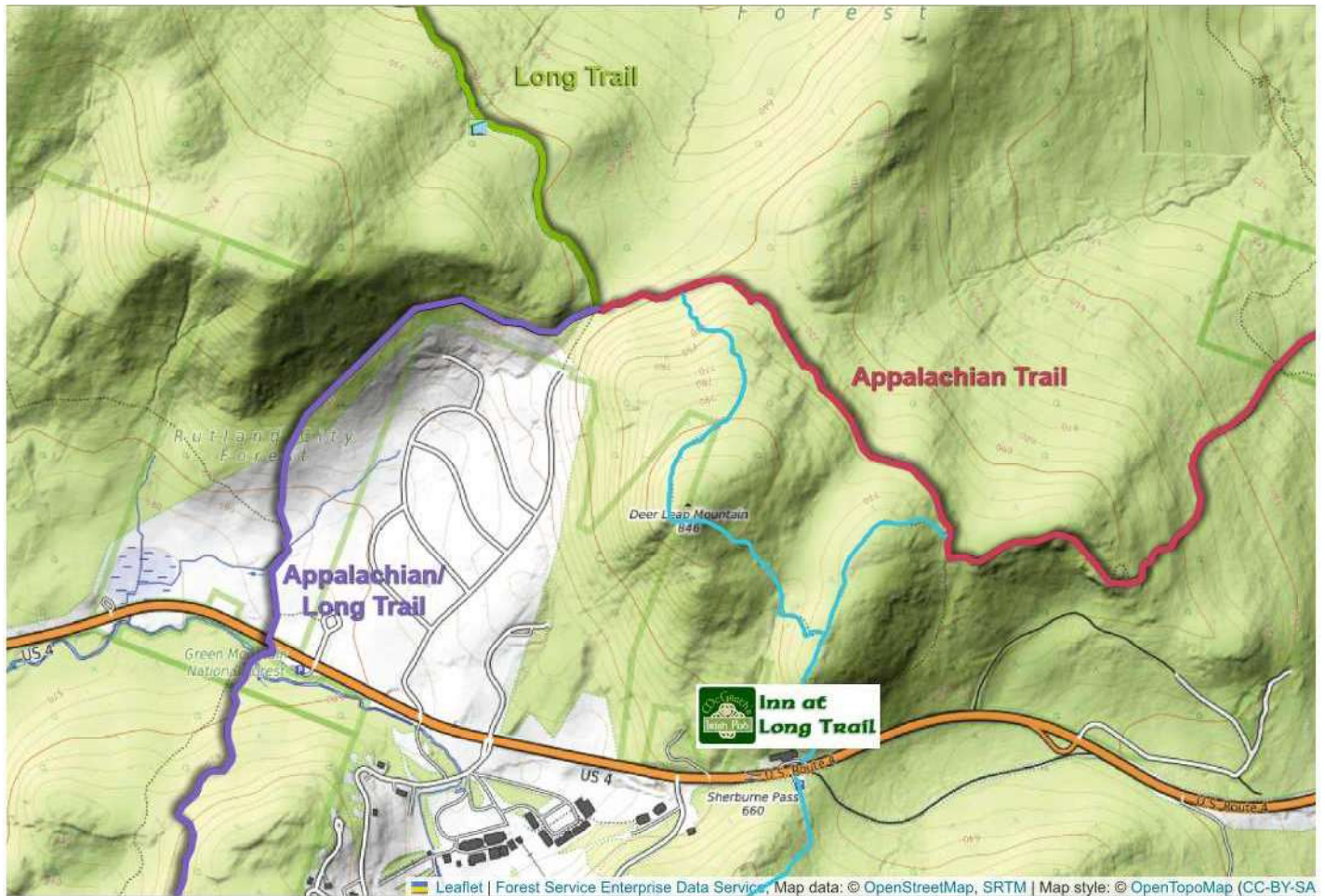
## Location Overview

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## History of the Inn at Long Trail

The Long Trail Lodge was conceived by Mortimer R. Proctor as a clubhouse for the Green Mountain Club (GMC). He had it designed by Paul Thayer of Wallingford and placed along the Long Trail for the convenience of the GMC members, who cleared and maintained the trail. The original lodge was built in 1923 on the south side of Route 4 atop the Sherburne Pass, making it convenient to guests traveling from either side of Vermont.

In 1938 the first rope tow was installed at Pico Mountain, and the Deer Leap Chalet was built on the north side of Route 4 – fully insulated – to serve the skiing community. This expansion turned out to be quite fortunate, because during a blizzard in November of 1968, a fire completely destroyed the original Long Trail Lodge. The front page of the New York Times carried the story as the “loss of a significant part of Vermont’s history.” As a result, all hiking and skiing activity was moved to the Deer Leap Chalet (the current building now known as the Inn at Long Trail), which continues to operate to serve our community to this day.

In July 1977, Kyran and Rosemary McGrath took ownership of the lodge, renaming it the Inn at Long Trail. They quickly set about to restore the rustic splendor of the building, including the natural wood beams and the fieldstone fireplace, and reestablished a welcoming, hiker-friendly atmosphere. They also founded McGrath’s Irish Pub, which was the first in Vermont to sell Guinness on draft. Son Murray McGrath and his late wife Patty took over operations in 1994 and Murray continues to serve as innkeeper to this day.

# BUSINESS MAP

709 US Route 4, Killington, Vt  
709 U.S. 4 | Killington, VT 05751



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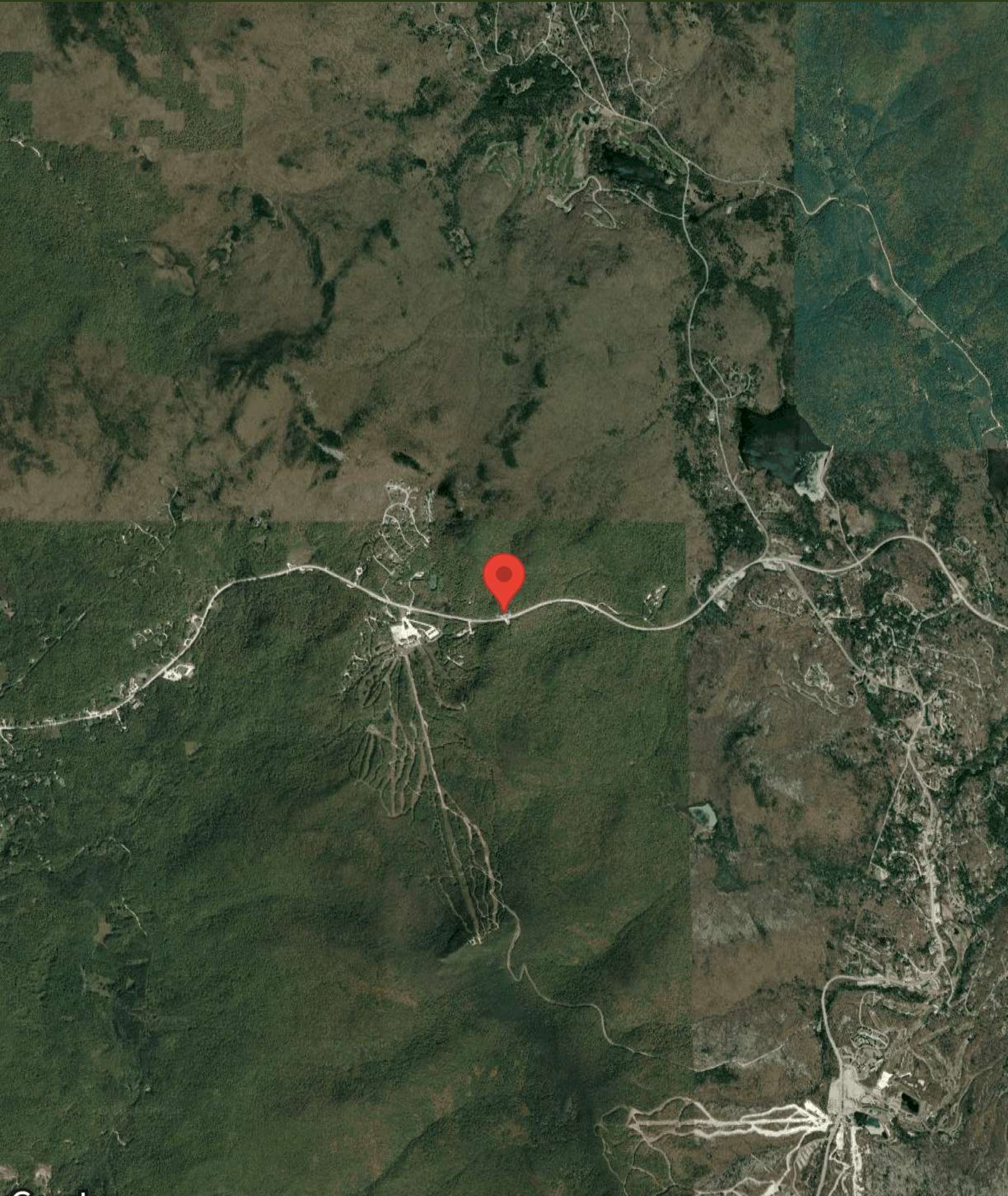
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**AERIAL MAP**

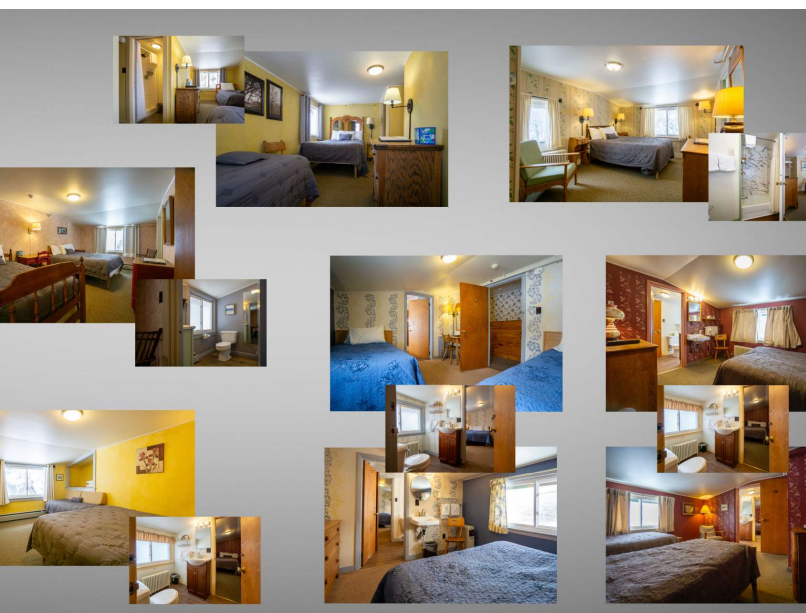
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# PROPERTY PHOTOS

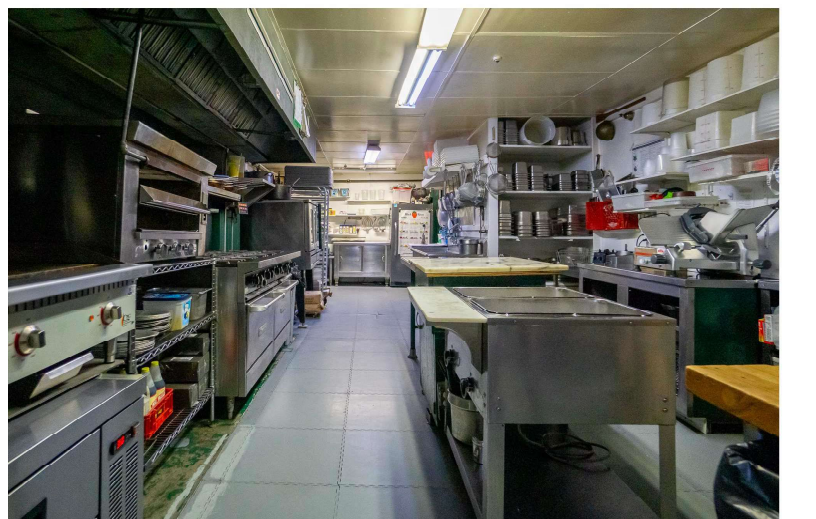
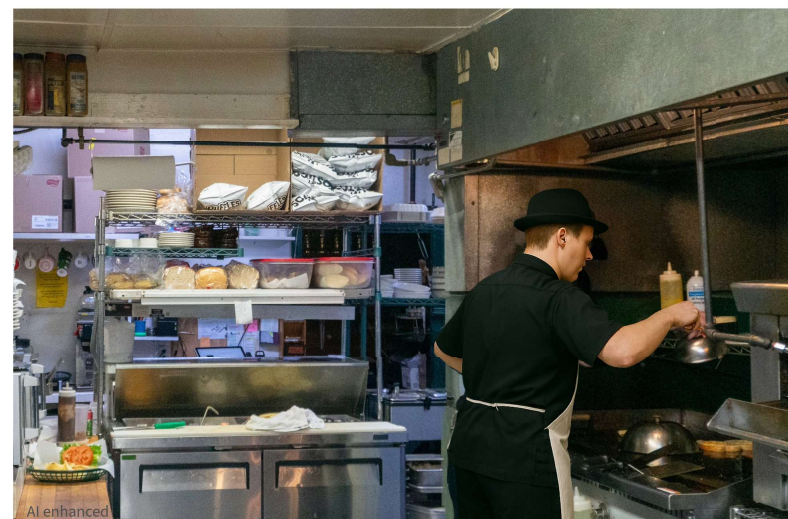
Inn At Long Trail  
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# THE BAR AND RESTAURANT

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AI enhanced



# EXTERIOR

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