



\$4,495,000

320 & 326 CANADA STREET, 20 AMHERST ST, LAKE GEORGE, NY 12845

<https://fallatigroup.com>

Exceptional Investment Opportunity on Canada Street - Lake George, NY This unique property is prominently located on the main thoroughfare of Lake George, offering unparalleled visibility and access in the heart of this world-renowned destination. Zoned for up to 20 luxury condominium units, the site boasts potential views of both Lake George and the vibrant activity along Canada Street—an ideal setting for premier residential or mixed-use development. The property is currently home to a long-established, highly successful restaurant and tavern, along with an adjacent, well-known delicatessen. The two-story main building features a full-service restaurant on the first floor, with additional dining space and a spacious outdoor deck on the second floor, perfect for seasonal enjoyment. The restaurant generated gross sales of \$2,268,269 [...]

- 0 baths
- Mixed Use
- Commercial Sale
- Active



Basics

Date added: Added 2 years ago

MLS ID: 201723485

List Office Name: Howard Hanna Capital Inc

List Agent Email: charlescurto@howardhanna.com

List Agent Office Phone: 518-669-4356

Days On Market: 2926

Building Area Total: 13000

County: Warren

Living Area sqft: 13000

Lot Size Acres: 0.6 acres

Lot Size Dimensions: 150 x 150

Category: Commercial Sale

Type: Mixed Use

Status: Active

Bathrooms: 0 baths

Year built: 1950

Zoning: Commercial

UnitNumber: 20 Amherst St

Directions

Directions: Rt 87 north to exit 21 right to Rt 9, left on Rt 9 north to Village of Lake George on Corner of Canada St & Amherst

Building Details

Construction Materials: Wood Siding

Basement: Full

Roof: Other

Interior Features

Heating: Baseboard

Cooling: Central Air

Exterior Features



Parking: Other, See Remarks

Lot Size Units: Acres

Lot Size Area: 0.6

Amenities & Features

Sewer: Other, See Remarks

Water: Other, See Remarks

Accessibility Features: Accessible Approach with Ramp

Financial

Special Listing Conditions: Standard

Tax Annual Amount: \$27,727

Tax Block: 3

Tax Lot: 37

Tax Tract: 251.14

School Information

Elementary School: Lake George

High School: Lake George

High School District: Lake George

