



**\$3,995,000**

## **320 CANADA STREET, LAKE GEORGE, NY 12845**

<https://fallatigroup.com>

- 0 baths
- Mixed Use
- Commercial Sale
- Active

Long established restaurant and tavern in the heart of the village overlooking beautiful Lake George. This two-story building is a first-floor restaurant/tavern with outside dinning, 41 years of the most successful business in Lake George. The NOI supports the purchase price. This is a fully equipped turnkey restaurant. This is open year-round. Included in sale is additional retail building with 25 car parking area. Financials available to financially qualified purchasers. Possible owner financing.

### **Basics**



**Date added:** Added 9 months ago

**List Office Name:** Howard Hanna Capital Inc

**List Agent Office Phone:** 518-669-4356

**Building Area Total:** 13000

**Living Area sqft:** 13000

**Lot Size Dimensions:** 150 x 150

**Type:** Mixed Use

**Bathrooms:** 0 baths

**Zoning:** Commercial

**MLS ID:** 201723485

**List Agent Email:** charlescurto@howardhanna.com

**Days On Market:** 2788

**County:** Warren

**Lot Size Acres:** 0.6 acres

**Category:** Commercial Sale

**Status:** Active

**Year built:** 1950

## 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

**Roof:** Other

**Basement:** Full

## Interior Features

**Heating:** Baseboard

**Cooling:** Central Air

## Exterior Features

**Parking:** Other, See Remarks

**Lot Size Area:** 0.6

**Lot Size Units:** Acres



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# Amenities & Features

**Sewer:** Other, See Remarks **Water:** Other, See Remarks  
**Accessibility Features:** Accessible Approach with Ramp

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# Financial

**Special Listing Conditions:** Standard **Tax Annual Amount:** \$27,727  
**Tax Block:** 3 **Tax Lot:** 37  
**Tax Tract:** 251.14

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# School Information

**Elementary School:** Lake George **High School:** Lake George  
**High School District:** Lake George

