



\$999,999

3633 US-9, LAKE GEORGE, NY 12845

<https://fallatigroup.com>

Lincoln Log Executive Model available for whatever you need. Currently zoned commercial and can be used as a business. Lake George zoning confirmed that this building can be converted back to a residential building with town approval. This building can also be used as a vacation rental once the residential status is approved as it is not in a restricted rental zone in Lake George. All zoning information can be provided upon request. Close to Lake George and located just outside of Warrensburg. High end-materials on three living floors. Building plans and floor plans available. Most furnishings with convey with the building. More than 200' of direct frontage on the Schroon River. Make arrangements to view this spectacular property before it's too [...]

- Mixed Use
- Commercial Sale
- Active

Basics



Date added: Added 4 weeks ago
List Office Name: Gallo Realty ADK Inc
List Agent Office Phone: 518-791-1545
Building Area Total: 3552
Living Area sqft: 3552
Lot Size Dimensions: 375' Road-side
Type: Mixed Use
Year built: 2000

MLS ID: 202413753
List Agent Email: waltswartz@gallorealty.com
Days On Market: 254
County: Warren
Lot Size Acres: 1.37 acres
Category: Commercial Sale
Status: Active
Zoning: Commercial

Directions

Directions: Exit 23 of the Northway. Go towards McDonalds, at light take a left and then an immediate right. parking will be directly in front of you .

Building Details

Construction Materials: Log
Basement: Exterior Entry, Finished, Full, Heated, Interior Entry
Patio & Porch: Porch, Deck
Roof: Asphalt

Interior Features

Floor Covering: Ceramic Tile, Hardwood, Slate, Tile, Wood
Cooling: Central Air
Bathrooms Total: 3
Heating: Forced Air, Propane Tank Owned, Zoned, Oil
Interior Features: Ceramic Tile Bath

Exterior Features



Parking: Paved

Lot Size Units: Acres

Lot Features: Sloped, Views, Rolling Slope, Road Frontage, Landscaped

Exterior Features: Lighting

Lot Size Area: 1.37

View: River, Water

Amenities & Features

Sewer: Septic Tank

Electric: 200+ Amp Service

Body of Water: Schroon River

Security Features: Security System Owned, Smoke Detector(s), Carbon Monoxide Detector(s), Fire Alarm

Water: Public

Waterfront Features: River Front

HOA Amenities: None

Financial

Special Listing Conditions: Standard

Tax Block: 221.

Tax Tract: 03-1

Tax Annual Amount: \$14,324.41

Tax Lot: -13

School Information

Elementary School: Warrensburg

High School District: Warrensburg

High School: Warrensburg

