



\$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

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## Basics



**Date added:** Added 4 months 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

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## 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 .

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## Building Details

**Construction Materials:** Log

**Patio & Porch:** Porch, Deck

**Basement:** Exterior Entry, Finished, Full, Heated, Interior Entry

**Roof:** Asphalt

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## Interior Features

**Floor Covering:** Ceramic Tile, Hardwood, Slate, Tile, Wood

**Heating:** Forced Air, Propane Tank Owned, Zoned, Oil

**Cooling:** Central Air

**Interior Features:** Ceramic Tile Bath

**Bathrooms Total:** 3

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## 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

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## 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

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## Financial

**Special Listing Conditions:** Standard

**Tax Block:** 221.

**Tax Tract:** 03-1

**Tax Annual Amount:** \$14,324.41

**Tax Lot:** -13

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## School Information

**Elementary School:** Warrensburg

**High School District:** Warrensburg

**High School:** Warrensburg

