



## 3721 LAKE SHORE DRIVE, LAKE GEORGE, NY 12824

<https://fallatigroup.com>

Outstanding high-visibility location on St RT 9N with strong traffic counts and exposure. Multi-use, High-density zoning creates a rare investment and redevelopment opportunity ( subject to approvals). Situated in the heart of the Lake George resort corridor between Lake George Village and Bolton Landing. Ideal for hospitality, retail, mixed-use, or residential development. Mixed-use zoning. 390 feet deep x 102 road frontage. A two-story wood barn is 18x28, and can be converted to residential use. Beach access across the street for LG property owners only. The listing agent is related to the seller. Prime development site with exceptional visibility on State 9N. High-density, multi-use zoning offers significant redevelopment potential. Located in a premier Lake George resort and boating community, between Lake George Village and Bolton Landing, one of the [...]

\$669,000

- 2 baths
- Mixed Use
- Commercial Sale
- Active



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## Basics

**Date added:** Added 4 months ago

**List Office Name:** Coldwell Banker King George Re

**List Agent Office Phone:** 518-644-2243

**County:** Warren

**Lot Size Acres:** 0.9 acres

**Category:** Commercial Sale

**Status:** Active

**Year built:** 1975

**MLS ID:** 202611141

**List Agent Email:** MaxFoy@yahoo.com

**Building Area Total:** 1659

**Living Area sqft:** 1659

**Lot Size Dimensions:** 102x390

**Type:** Mixed Use

**Bathrooms:** 2 baths

**Zoning:** Mixed

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## Directions

**Directions:** Exit 22 (Lake George Village North) Off I-87, turn left onto Rt 9N toward Diamond Pt. Follow Lake Shore Drive 0.3 mile. Diamond Point Grille is on the left. Next to Hill View Free Library. Cross street Diamond Point Road.

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## Building Details

**Construction Materials:** Block, Cedar, Drywall

**Roof:** Shingle

**Basement:** None

**Architectural Style:** Commercial

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## Interior Features

**Floor Covering:** Concrete

**Cooling:** Wall Unit(s), Window Unit(s)

**Heating:** Propane Tank Owned

**Interior Features:** Other

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## Exterior Features



**Parking:** Off Street, Partially Paved, Private

**Lot Size Units:** Acres

**Lot Features:** Road Frontage, Level

**Exterior Features:** None

**Lot Size Area:** 0.9

**View:** Lake

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## Amenities & Features

**Sewer:** Septic Tank

**Electric:** 150 Amp Service

**HOA Amenities:** None

**Water:** Public

**Accessibility Features:** Accessible Doors

**Other Equipment:** None

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## Financial

**Possession:** At Closing

**Tax Block:** 1

**Tax Tract:** 225.08

**Tax Annual Amount:** \$3,112.06

**Tax Lot:** 72.000

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## School Information

**Elementary School:** Lake George

**High School District:** Lake George

**High School:** Lake George

