



\$1,590,000

4971 LAKE SHORE DRIVE, BOLTON, NY 12814

<https://fallatigroup.com>

Incredible investment opportunity just steps from Lake George and minutes from The Sagamore Resort! The Bear's Cup at 4971 Lake Shore Drive features over 6500 sq/ft with 3 fully equipped commercial spaces—currently a restaurant, pizza shop, and bakery—plus 2 second-floor apartments. Prime location in the heart of Bolton Landing with excellent visibility and foot traffic. Ideal for investors or developers—convert to condos, expand short-term rentals w/ possible addition of 2nd floor units, continue using as dining venues or reimagine as a mixed-use property. Sale includes building and equipment only; businesses not included. Purchase with or without kitchen equipment. Zoned for high potential and year-round income! Potential for leases to be in place at closing.

- 3 beds
- Multi Family
- MultiFamily
- Active

Basics



Date added: Added 1 month ago

List Office Name: eXp Realty

List Agent Office Phone: 570-688-7888

County: Warren

Lot Size Acres: 0.15 acres

Category: MultiFamily

Status: Active

Half baths: 0 half baths

Zoning: Mixed

MLS ID: 202516070

List Agent Email: gth@LakeGeorgeRe.com

Days On Market: 23

Living Area sqft: 6502

Lot Size Dimensions: 74'x84'

Type: Multi Family

Bedrooms: 3 beds

Year built: 1950

Directions

Directions: The Bear's Cup. Across from Tops.

Building Details

Construction Materials: Block, Vinyl Siding

Roof: Rubber

Basement: None

Architectural Style: Other

Interior Features

Heating: Ductless, Forced Air, Other

Interior Features: Solid Surface Counters

Bathrooms Full: 6

Cooling: Central Air, Ductless, Window Unit(s)

Above Grade Finished Area Source: CRS

Bathrooms Total: 6

Exterior Features

Exterior Features: None

Lot Size Area: 0.15

Lot Size Units: Acres

Lot Features: Road Frontage



Amenities & Features

Sewer: Public Sewer **Water:** Public

Accessibility Features: Other, Accessible Sidewalks

Financial

Possession: At Closing **Special Listing Conditions:** Standard

Tax Annual Amount: \$7,129.36 **Tax Block:** 2

Tax Lot: 36.001 **Tax Tract:** 171.15

School Information

Elementary School: Bolton Central **High School:** Bolton Central

High School District: Bolton

