



**\$1,500,000**

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

<https://fallatigroup.com>

- Mixed Use
- Commercial Sale
- Pending

INCREDIBLE COMMERCIAL LOCATION in Lake George Village. This property consists of 3 adjoining parcels in a one of the most prime locations in the village. Featuring; Two lots make up a parking lot which is currently leased by the village of Lake George. The last parcel is a vacant lot. Pre approved plans to develop most of the front 3 lots.

### **Basics**



**Date added:** Added 3 months ago

**List Office Name:** Davies-Davies & Assoc Real Est

**List Agent Office Phone:** 518-796-9068

**County:** Warren

**Lot Size Dimensions:** 0x0x0x0

**Type:** Mixed Use

**Year built:** 1958

**MLS ID:** 202318778

**List Agent Email:** dan@daviesrealty.net

**Days On Market:** 639

**Lot Size Acres:** 0.68 acres

**Category:** Commercial Sale

**Status:** Pending

**Zoning:** Mixed

## Directions

**Directions:** Route 9N (Canada St) in Lake George, Listing consist of 3 parcels, 77, 75, & 42 Dieskau St.

## Building Details

**Construction Materials:** None

**Architectural Style:** Land Only, Other

**Basement:** Unfinished

## Interior Features

**Heating:** None

**Cooling:** None

## Exterior Features

**Parking:** Off Street, Paved

**Lot Size Units:** Acres

**Lot Size Area:** 0.68

**Lot Features:** Road Frontage, Level, Cleared, Corner Lot

## Amenities & Features



**Sewer:** Public Sewer

**Water:** Public

---

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$12,305.32

**Tax Lot:** 50

**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Tract:** 264.06

---

## School Information

**Elementary School:** Lake George

**High School District:** Lake George

**High School:** Lake George

