



**\$1,395,000**

## **863 E SCHROON RIVER ROAD, BOLTON, NY 12824**

<https://fallatigroup.com>

- 0 baths
- Mixed Use
- Commercial Sale
- Active

A rare opportunity to step into a fully approved, high-demand investment in one of the Adirondacks' most sought-after resort corridors. Set on 36 acres with an impressive 2,400 feet of frontage along the scenic Schroon River, this property is approved for a 104-site, full-service RV park—positioned to capitalize on the region's thriving tourism market. All major approvals are in place, including town, county, APA, DEC, and DOH, saving years of time, cost, and uncertainty. Significant infrastructure work has already been completed, allowing the next owner to move forward with confidence. Improvements include a drilled well, chlorination and utility building, installation of the first of two dump station septic tanks connected to a dosing tank, three leach fields, established 400-amp electrical service, and [...]



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## Basics

**Date added:** Added 1 week ago

**MLS ID:** 202616514

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

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

**List Agent Office Phone:** 518-698-6012

**Days On Market:** 1

**Building Area Total:** 1059

**County:** Warren

**Living Area sqft:** 1059

**Lot Size Acres:** 35.68 acres

**Lot Size Dimensions:** 35.68

**Category:** Commercial Sale

**Type:** Mixed Use

**Status:** Active

**Bathrooms:** 0 baths

**Zoning:** Mixed

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## Directions

**Directions:** East on Diamond Point Road, Left onto E Schroon River. House and Base Camp Adirondack sign on left.

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## Building Details

**Construction Materials:** Wood Siding

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## Interior Features

**Heating:** Forced Air, Oil

**Cooling:** None

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## Exterior Features

**Lot Size Units:** Acres

**Lot Size Area:** 35.68

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



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## Amenities & Features

**Sewer:** Septic Tank

**Water:** Well

**Body of Water:** Schroon River

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## Financial

**Tax Annual Amount:** \$6,026.36

**Tax Block:** 2

**Tax Lot:** 6.001

**Tax Tract:** 184.02

