



Your Lake George Real Estate Experts!

Davies Davies & Associates

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GLOBAL MLS, Inc.

Listing courtesy of: Levack Real Estate Inc

MLS# - 181870 - Price: \$575,000

47 Delano Road, Ticonderoga, NY

Description: Currently the home of Hacker Boat Companies manufacturing operations. This facility is made up of one main building and two additional free standing buildings. The main building is ideal for manufacturing, storage, assembly or distribution. Finished offices, break room, finishing room and predominantly open clear span manufacturing space. The secondary building is a steel frame clear span boat finish shop with paint booth. The third building is a uni-frame clear span storage building with power. Room to grow with over 7 acres. Close to lake Champlain and Vermont. Very well kept inside and out.

Acres: 6

Property Type: Commercial

Water: Drilled Well

Property Style: Office,
Commercial

County: Essex

Zoning: Commercial

**Above Ground Square
Feet:** 23346

School District: Ticonderoga

Sewer: Septic Tank

Basement: Slab, None

Cooling: Wall Unit(s)

Town: Ticonderoga

Estimated Taxes: \$16,267

Heat: Forced Air, Other, See
Remarks

Exterior: Frame, Vinyl Siding

Parking Spaces: 40



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