



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Coldwell Banker Whitbeck Assoc

**MLS# - 202317247 - Price: \$1,850,000**

7158/7150 Us-9 , Elizabethtown, NY

**Description:** Prime commercial property in the heart of the Adirondacks awaits a new owner! This well-established, turn-key restaurant, bar and 12 motel unit makes a fantastic investment property. A proven income-generating business in a very popular area. LOCATION! Conveniently located minutes from Exit 30/I-87 and 1-hour south of Canada, it makes a great all-season stop for anyone. Hike the pristine 46 peaks, ski the many faces, golf or enjoy all the amenities our beautiful Adirondack Mts. have to offer. 11.10 acres (5-rest. & 6.10 motel). Boquet River provides a serene setting for an early morning coffee or sunset. Perhaps you want to try your luck at fishing while you're here? In addition to a restaurant/bar, this establishment offers a very large game room for family entertainment. Eat, sleep & play here!



**Acres:** 11.1

**Property Type:** Commercial

**Lake/River:** Boquet River

**Heat:** Wood

**Exterior:** Cedar, Wood Siding

**Parking Spaces:** 100

**Above Ground Square Feet:** 7900

**School District:** Boquet Valley CSD

**Water:** Drilled Well

**Property Style:** Commercial

**County:** Essex

**Zoning:** Commercial

**Town:** Elizabethtown

**Estimated Taxes:** \$14,951

**Sewer:** Septic Tank

**Basement:** Partial

**Cooling:** Wall Unit(s)

**Interior Features:** High Speed Internet, Paddle Fan, Ceramic Tile Bath



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