



Your Lake George Real Estate Experts!

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MLS# - 202319900 - Price: \$745,000

9813 Graphite Mountain Road, Hague, NY

Description: A unique opportunity awaits for a developer or investor in historic downtown Hague on Lake George. Currently the Hague Firehouse restaurant in the restored and renovated Hague Volunteer Fire Department, this 4000 sq ft building can easily be renovated into 3 condominiums. The second floor has a 2bed/1bath apartment currently used as an AIRBNB. With the restaurant removed an additional condo can be created on the main floor. The back porch overlooks the roaring Hague brook and gardens. Walking distance to the lakefront Hague beach and boat launch and public parking.

Acres: 0.16

Property Type: Residential

School District: Ticonderoga

Water: Drilled Well

Property Style: 2 Story, Other

Exterior Features: Drive-Paved,
Garden, Lighting

Parking Spaces: 4

Below Ground Square Feet: 650 **Town:** Hague

Bedrooms: 5

Estimated Taxes: \$8,083

Sewer: Public Sewer

Basement: Slab, Unfinished

County: Warren

Zoning: Mixed

Bathrooms: 4 Full

Lake/River: Hague Brook

Heat: Baseboard, Hot Water,
Radiant Floor

Exterior: Block

Cooling: Wall Unit(s)

Interior Features: Grinder Pump,
High Speed Internet, Vaulted
Ceiling(s), Other, Built-in Features,
Kitchen Island



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