



Your Lake George Real Estate Experts!

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MLS# - 202319902 - Price: \$745,000

9813 Graphite Mountain Road, Hague, NY

Description: A wonderful opportunity to own such a unique piece of history in downtown Hague on Lake George. The Firehouse restaurant, formerly the Hague Volunteer Fire Department, is a large mixed use building. The kitchen has state of the art stainless equipment, the bar restaurant is tastefully decorated with contemporary flair and the back porch and gardens overlook the roaring Hague Brook. Included in the sale are all fixtures, furniture and equipment with a 2000 sq ft furnished apartment perfect for an ARBNB rental unit or owners suite. The restaurant has a room to host private parties. Walking distance to the lakefront at the Hague Beach and boat launch, and public parking.

Acres: 0.16

Property Type: Commercial

Lake/River: Hague Brook

Heat: Baseboard, Hot Water, Radiant Floor

Exterior Features: Garden, Lighting

Parking Spaces: 5

Above Ground Square Feet: 4000

School District: Ticonderoga

Water: Drilled Well

Basement: Interior Entry, Partial, Unfinished

County: Warren

Zoning: Mixed

Town: Hague

Estimated Taxes: \$8,081

Sewer: Public Sewer

Exterior: Block, Drywall

Cooling: Other

Interior Features: Vaulted Ceiling(s), Wet Bar, Wall Paneling, Other, Built-in Features



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