



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

[www.davies-davies.com](http://www.davies-davies.com)



Listing courtesy of: Coldwell Banker Prime Prop.

**MLS# - 202322712 - Price: \$390,000**

176 W Fulton Street, Fulton, NY

**Description:** Exceptional opportunity: Thriving local gem! This meticulously maintained 3,200 sqft restaurant and lounge offers a culinary haven. With 2 dining areas accommodating 120 guests, a banquet space seating 125 with a charming fireplace, and a service bar, it caters to every occasion. 3 well-equipped kitchens ensure efficient service, complemented by 2 walk-in coolers. Accessibility is paramount with handicap provisions. The option of a 2-family house adds versatility. Indulge in this turnkey treasure, where delectable dining meets prime comfort.



**Acres:** 0.28

**Property Type:** Commercial

**Water:** Public

**Basement:** Partial

**Cooling:** Wall Unit(s)

**Above Ground Square**

**Feet:** 3240

**School District:** Gloversville

**Sewer:** Public Sewer

**Exterior:** Brick

**Parking Spaces:** 28

**Town:** Gloversville

**Estimated Taxes:** \$5,254

**Heat:** Forced Air

**County:** Fulton

**Zoning:** Commercial



**Daniel Davies**  
NYS Licensed Real Estate  
Broker GRI, ABR,  
RSPS, SRS, C2EX  
(518) 656-9068  
[dan@daviesrealty.net](mailto:dan@daviesrealty.net)

