



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Spinnaker Realty Sales, LLC

MLS# - 202324339 - Price: \$349,900

12 Hancock Street, Fort Plain, NY

Description: A true institution with only 2 owners in 30 years. The Sellers are looking to retire from the restaurant business and pass the baton . This meticulously maintained diner continues to be profitable year after year. The earning potential is endless if you're committed to do the work. Pride of ownership is apparent throughout the property. Recent updates include roof, flooring, bathrooms & drive through window. Additional retail space could bring rental income or be utilized for expansion. Maybe the perfect spot for an ice cream stand? Plenty of storage on the first floor with additional unfinished space above the restaurant. Ample parking. All equipment included. .Sellers willing to finance with a substantial down payment . Financials provided to serious buyers

Acres: 0.45

School District: Fort Plain

Sewer: Public Sewer

Exterior: Metal Siding

Parking Spaces: 30

Town: Fort Plain

Estimated Taxes: \$3,998

Heat: Forced Air, Natural Gas

County: Montgomery

Zoning: Mixed

Property Type: Commercial

Water: Public

Basement: Interior Entry, Partial

Cooling: Central Air, Window Unit(s)



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