



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Howard Hanna

**MLS# - 202324833 - Price: \$320,000**

19-21 W Main Street, Johnstown, NY

**Description:** Well-established, locally well-known "Vintage Cafe" is for sale, including the three-story brick building. Located on a bustling main street in Johnstown, NY, a charming city in the foothills of the beautiful Adirondacks. This turnkey business has an excellent following of repeat customers and first-time visitors. The Cafe is open from 8 AM to 1:30 PM, Monday to Friday. Most employees have been with the seller for many years. A patio and six parking spaces are in the back of the building. There are two studio apartments on the second floor for extra income. The owner hasn't done anything with the third floor, but use your imagination to add a beautiful residence or two apartments. The roof is 13 years old, and the facade on the back of the building was redone recently.



**Acres:** 0.05

**Bedrooms:** 2

**Estimated Taxes:** \$3,876

**Heat:** Electric, Forced Air, Natural Gas

**Exterior:** Brick

**Cooling:** Wall Unit(s)

**Town:** Johnstown

**Bathrooms:** 2 Full

**Water:** Public

**Property Style:** Other

**Exterior Features:** None

**Parking Spaces:** 6

**Property Type:** Multi-Family

**School District:** Johnstown

**Sewer:** Public Sewer

**Basement:** Exterior Entry, Full, Interior Entry, Unfinished

**County:** Fulton

**Zoning:** Commercial



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