



*Your Lake George Real Estate Experts!*

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**MLS# - 202325629 - Price: \$239,000**

75 Montcalm Street, Ticonderoga, NY

**Description:** Perfectly positioned next to the La Chute River this commercial property offers a great opportunity for its new owner to build the next successful business. Formally a bustling florist shop and apartment housing prior to that, this building can be easily renovated to meet many different business or income property desires. Open your business and live above to combine your living and work needs. The possibilities are endless. Large deck for seating or displaying and enjoy the river. Located at busy intersection where you cannot be missed. Access from outside to the second story, so you do not have to enter through the main door or through a business unless you wish to. Exterior access to the basement for deliveries, as well as a side entrance. Imagine it and create it here.



**Acres:** 0.1

**Property Type:** Commercial

**Water:** Public

**Property Style:** Traditional

**County:** Essex

**Zoning:** Mixed

**Above Ground Square Feet:** 2510

**School District:** Ticonderoga

**Sewer:** Public Sewer

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

**Cooling:** Other

**Interior Features:** High Speed Internet, Built-in Features

**Town:** Ticonderoga

**Estimated Taxes:** \$3,438

**Heat:** Forced Air, Kerosene

**Exterior:** Wood Siding

**Parking Spaces:** 10



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