



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Hunt ERA

## **MLS# - 202327891 - Price: \$540,000**

450 Brownville Road, Gansevoort, NY

**Description:** Have you been dreaming of owning your own business? Now is your chance! This beautifully renovated Tavern & Grill is turnkey ready! Great dining area, long bar for seating and a newly finished addition, giving additional seating for your guests and a pool table. Would also be a great space for private events or pool leagues. Check out the HUGE commercial kitchen, ideal for catering too. Sitting on approximately 3 acres there is plenty of space to host outdoor events. Perfectly positioned on a corner lot which offers great visibility from Route 32 and Brownville Road. Just down the street from a public golf course and 15 minutes from Saratoga Raceway. There are two septic tanks and two 200+ amp services. The average daily traffic count is approximately 2000!



**Acres:** 2.98

**School District:** South Glens Falls

**Sewer:** Septic Tank

**Basement:** Slab

**Cooling:** Central Air, Wall Unit(s), Window Unit(s)

**Town:** Northumberland

**Estimated Taxes:** \$3,777

**Heat:** Forced Air, Propane Tank Owned

**Exterior:** Vinyl Siding

**Parking Spaces:** 30

**Property Type:** Commercial

**Water:** Drilled Well

**Property Style:** Other

**County:** Saratoga

**Zoning:** Mixed



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