



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

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Listing courtesy of: Chad Majewski Real Estate

**MLS# - 202328614 - Price: \$199,000**

338 Mohawk Drive, Fonda, NY

**Description:** Exciting opportunity to become an owner of an established business in a great community- Tribes Hill, NY. Many improvements over the past year including newer coolers, sub station, fryer, point of sale system, and cosmetic details. So much growth in sales over the past year & room for more. Turn key- all furnishings & equipment included. Bring your new ideas, recipe box, marketing knowledge, and desire to be apart of a great community! **BONUS---**property includes a cute 1 bedroom apartment that is rented & includes separate utilities. Great additional income! Listing agent is related to the seller.

**Acres:** 0.49

**Above Ground Square Feet:** 2680

**Town:** Mohawk

**Property Type:** Commercial

**School District:** Fonda-Fultonville **Estimated Taxes:** \$3,929

**Water:** Drilled Well

**Sewer:** Septic Tank

**Heat:** Natural Gas

**Property Style:** Commercial

**Basement:** Slab, Other

**Exterior:** Vinyl Siding

**County:** Montgomery

**Cooling:** Window Unit(s)

**Parking Spaces:** 10

**Zoning:** Mixed



**Daniel Davies**  
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