



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Schermerhorn Realty Group LLC

MLS# - 202329408 - Price: \$250,000

5 Canal Street, Fort Plain, NY

Description: Raise your glass to this multi-use building in the central Fort Plain business district, with operating restaurant space spans 2 storefront across the entire ground floor -Only restaurant in Fort Plain w/ a bar plus a ready to be renovated 3BR/1BA apt with roof top deck access. Owner investment property. 3,500 sqft brick building has been home to the popular Erie Station bar & grill established in 2012. Super nice vibe = turnkey business : Exposed brick, tin & wood ceilings, paddle fans, bench seating/ billiard area & hardwoods floors. Commercial kitchen boasts stainless sinks, gas range, vent system, grill & fry station. All equipment was put in 2020. Located in the Mohawk Valley near the popular Erie Canal way Trail, I-90, Route 5 & Rt 80 to Cooperstown. Get excited & make this happen

Acres: 0.04

Property Type: Commercial

Water: Drilled Well

Basement: Heated, Other

Cooling: None

Year Built: 1829

School District: Fort Plain

Sewer: Septic Tank

Exterior: Other, Brick

Parking Spaces: 5

Town: Fort Plain

Estimated Taxes: \$2,488

Heat: Forced Air, Oil

County: Montgomery



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