



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Howard Hanna

**MLS# - 202410460 - Price: \$189,900**

5204 State Route 9 , Chestertown, NY

**Description:** Perfect business or residential opportunity on heavily traveled RT. 9! Endless possibilities on this 3.70 acre property with 780 feet of road frontage & direct access to 80+ miles of trails. This is the home of the former Spruce Mountain Pizza which served the community here for 40 years. There is also an attached 2br 1ba apartment. Most of the restaurant equipment, including 6 Pizza Ovens, Garland Commercial oven and cooktop, are included. This property could be restored as a restaurant, as the home for a hunting or snowmobile club, B&B, or residential apts. Near Green Mansions Golf Club. Several recent upgrades to the apartment & restaurant area including all new underground electric with separate meters & updated septic. Apt. is currently getting 800 per month, currently month to month

**Acres:** 3.7

**Property Type:** Commercial

**Water:** Drilled Well

**Basement:** None

**County:** Warren

**Zoning:** Mixed

**Above Ground Square Feet:** 1862

**School District:** North Warren

**Sewer:** Septic Tank

**Exterior:** Wood Siding

**Cooling:** Wall Unit(s)

**Interior Features:** High Speed Internet, Paddle Fan

**Town:** Warrensburg

**Estimated Taxes:** \$2,200

**Heat:** Propane Tank Leased

**Exterior Features:** Lighting

**Parking Spaces:** 10



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