



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Keller Williams Capital Dist

MLS# - 202410471 - Price: \$200,000

86-88 Main Street, Whitehall, NY

Description: Fantastic investment opportunity with this in-town multi-use property at the gateway to Lake Champlain. Views of the canal with 2 vacant store-fronts and 3 potential apartments. Two existing apartments include one with a leased tenant and one owner-occupied unit that will be delivered vacant. The largest unit is on the top floor and used to be part of a theater - it needs your vision and complete gut and offers soaring ceilings and exposed brick walls with views of the boats passing through the canal. This could be an incredible owner occupied unit or AIRBNB rental. Retail is an ideal location for a grocery store as there are none in the area. Amtrack station 2 blocks away to Montreal or NYC. Property sold As-Is.

Acres: 0.09

Property Type: Commercial

Water: Public

Basement: Full, Interior Entry, Unfinished

County: Washington

Zoning: Mixed

Above Ground Square Feet: 12057

School District: Whitehall

Sewer: Public Sewer

Exterior: Block, Brick, Drywall

Cooling: Window Unit(s)

Interior Features: High Speed Internet

Town: Whitehall

Estimated Taxes: \$4,357

Heat: Baseboard

Exterior Features: None

Parking Spaces: 6



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