



Your Lake George Real Estate Experts!

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Listing courtesy of: Charlotteville Realty

MLS# - 202411189 - Price: \$325,000

36429 State Route 23 , Grand Gorge, NY

Description: Discover the potential at 36429 State Highway 23, nestled in the scenic Northern Catskills. This property offers a unique blend of functionality and opportunity, featuring two operational kitchens and separate meters, making it versatile for various business ventures. Its location is a standout, positioned for high visibility along State Route 23, drawing tourists en route to nearby ski resorts and attractions. The property's expansive backyard, which opens up to the tranquil Bear Kill Stream, provides a picturesque setting for outdoor events or future expansion projects. Situated just 20 minutes from Ski Windham, 7 minutes from Stamford, NY, and a manageable 2.5 hours from the GW Bridge, it represents a strategic investment for those looking to generate income or establish a business.

Acres: 1

Property Type: Commercial

Lake/River: Bear Gulch Lake

Heat: Forced Air, Pellet Stove,
Propane Tank Leased, Kerosene,
Oil

County: Delaware

Zoning: None

**Above Ground Square
Feet:** 2334

School District: Roxbury

Water: Public

Basement: Slab

Cooling: Wall Unit(s)

Interior Features: High Speed
Internet, Other

Town: Roxbury

Estimated Taxes: \$5,360

Sewer: Public Sewer

Exterior: Frame, Brick, Drywall,
Wood Siding

Parking Spaces: 20



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