



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

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## **MLS# - 202412851 - Price: \$6,250**

2183 State Route 9 , Lake George, NY

**Description:** RARE OPPORTUNITY!! Many business options available for min of five year lease. Total of .75 acres available for lease with possibility of increasing lease acreage. Property Class is currently Snack Bar. Zoned Tourist Commercial A. (TC-A) predominately zoned for "commercial uses." Approximately 35% of the building improvement was previously a ice cream and/or food operation.( 2 )Rest Rooms. (1) 1/2 bath. 3024 sq ft building. Property offered at \$6250 per month. Lessee responsible for service, repairs, trash removal, maintenance, utilities, improvements, insurance, driveway, parking area, plowing and walkways. 50% of taxes will be the lessee's responsibility. Roof and any structural repairs are responsibility of the lessor. PROPERTY IS NOT FOR SALE.

**Acres:** 0.75

**School District:** Lake George

**Sewer:** Public Sewer

**Exterior:** Brick, Wood Siding

**Parking Spaces:** 30

**Above Ground Square Feet:** 3024

**Estimated Taxes:** \$9,186

**Heat:** Forced Air, Natural Gas

**County:** Warren

**Zoning:** Commercial

**Town:** Lake George

**Water:** Public

**Basement:** None, Other

**Cooling:** Central Air



**Valerie Erceg**  
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## Availability

June 2024						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

 = Taken Date

July 2024						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

August 2024						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September 2024						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					





