



Your Lake George Real Estate Experts!

Davies Davies & Associates

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

www.davies-davies.com



Listing courtesy of: Century 21 - Adirondacks

MLS# - 202413024 - Price: \$178,900



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133 Montcalm Street, Ticonderoga, NY

Description: Excellent opportunity! Commercial building with 1 bed apt (rental income or owner occupied). Across from Bicentennial Park, LaChute Falls, walking trails, municipal building, community college and a minute walk to Star Trek. Presently used as a restaurant with occupancy of app 50. Vent hood and Ansul system in place(inspected yearly). Propane ovens with 6 burners, kitchen inventory coolers, freezers, etc will be provided. Large open outdoor seating area. Time to invest in Historic Ticonderoga while the revitalization is just getting started. Call today.

Acres: 0.13

Above Ground Square Feet: 2600

Town: Ticonderoga

Property Type: Commercial

School District: Ticonderoga

Estimated Taxes: \$3,094

Water: Public

Sewer: Public Sewer

Heat: Oil

Basement: Full, Interior Entry

Exterior: Wood Siding

County: Essex

Cooling: None

Parking Spaces: 20

Zoning: Commercial

Interior Features: Other



Daniel Davies
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