



*Your Lake George Real Estate Experts!*

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Listing courtesy of: RE/MAX Capital

## **MLS# - 202413182 - Price: \$750,000**

160 Creamery Rd Road, Greenville, NY

**Description:** Create your own oasis and live, work and play! Opportunity to operate a well established restaurant in a park like setting with so much expansion potential. 17+ total acres including a 1 acre stocked pond, open level grassy ares, woods with trails, and +/- 480 ft frontage on Basic Creek. Restaurant seats up to 280 with full bar, parking for 50+, and decking at pond's edge for 3 season enjoyment. Spacious 2 bedroom 2 bath owner's unit with large deck and pond view on 2nd floor. Back of house with commercial kitchen, 2 baths, office, storage and basement access. Large 7+ acre lot across the street is included in the sale and is waiting for your vision; tiny homes, seasonal cabins, special celebration amenities. So many possibilities! Bring your wildest imagination to this beautiful property



**Acres:** 17.4

**Property Type:** Commercial

**Lake/River:** Basic Creek

**Heat:** Baseboard, Wood Stove

**Exterior Features:** Lighting

**Parking Spaces:** 50

**Above Ground Square Feet:** 5146

**School District:** Greenville

**Water:** Drilled Well

**Basement:** Interior Entry, Unfinished

**County:** Albany

**Zoning:** Commercial

**Town:** Westerlo

**Estimated Taxes:** \$10,726

**Sewer:** Septic Tank

**Exterior:** Vinyl Siding

**Cooling:** Central Air, Wall Unit(s)



**Daniel Davies**  
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