



*Your Lake George Real Estate Experts!*

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Listing courtesy of: CM Fox, LLC

**MLS# - 202414451 - Price: \$325,000**

1544 State Route 40 , Schaghticoke, NY

**Description:** Come see all that this former restaurant has to offer the next owner. This spacious turn key restaurant includes all the equipment (2 coolers, 2 freezers, smoker, pizza oven). Property includes space for 90+ guests comfortably, generous size indoor bar, outdoor bar with patio for extra dining during the warmer months, 2 bathrooms and tons of parking. High visibility corner lot conveniently located. Possibilities are endless with this commercial property.

**Acres:** 0.7

**Property Type:** Commercial

**Water:** Drilled Well

**Basement:** Slab

**County:** Rensselaer

**Zoning:** Commercial

**Above Ground Square**

**Feet:** 2928

**School District:** Hoosic Valley

**Sewer:** Septic Tank

**Exterior:** Wood Siding

**Cooling:** Wall Unit(s)

**Interior Features:** Vaulted  
Ceiling(s), Built-in Features

**Town:** Schaghticoke

**Estimated Taxes:** \$10,615

**Heat:** Natural Gas

**Exterior Features:** Outdoor Bar

**Parking Spaces:** 35



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