



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Keller Williams Capital Dist

MLS# - 202414649 - Price: \$499,999

2930 Ny-43 , Averill Park, NY

Description: Beer, Brewery & Restaurant Lovers Rejoice! Welcome the spring season the right way w/this amazing opportunity. Customers will come flocking in to this long-established hotspot that's been completely transformed to create a superlative business offering. It's all here: Total top-notch remodel that delivers an eye-popping interior that seamlessly connects to a large covered outdoor patio w/another bar! Take the party outside! New HWs, custom ceiling w/ beams & fabulous lighting fixtures. Custom masonry and shiplap deliver an aesthetic ready for Instagram photos all day & night. Central air, public sewer, drilled well. parking galore. Your dream spot is ready for you to start serving & making \$\$\$!

Acres: 0.65

Property Type: Commercial

Water: Drilled Well

Basement: None

Cooling: Central Air

Above Ground Square Feet: 2498

School District: Averill Park

Sewer: Public Sewer

Exterior: Vinyl Siding

Parking Spaces: 35

Town: Sand Lake

Estimated Taxes: \$17,571

Heat: Forced Air

County: Rensselaer

Zoning: Mixed



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