



*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](http://www.davies-davies.com)



Listing courtesy of: Coldwell Banker Prime Prop

**MLS# - 202414651 - Price: \$549,000**

2401 St Hwy 10 , Caroga, NY

**Description:** Nestled on the shores of East Caroga Lake, this tavern/restaurant epitomizes waterfront charm. Boasting a strategic locale in the heart of the Adirondacks. In winter, it serves as a cozy refuge for snowmobilers. In warmer weather, its outdoor patio springs to life, offering dining against a backdrop of sparkling waters. Fire pits dotting the lawn provide warmth under the stars, while docks beckon water enthusiasts with easy kayak and canoe access. With proximity Sherman's, patrons can seamlessly extend their entertainment experience. With its inviting ambiance, ample seating, and billiards room, this waterfront gem presents an opportunity for entrepreneur to carve out their own slice of lakeside paradise.

**Acres:** 0.94

**Property Type:** Commercial

**Lake/River:** East Caroga Lake

**Heat:** Forced Air, Pellet Stove,  
Propane Tank Leased

**Exterior:** Vinyl Siding, Wood  
Siding

**Cooling:** Central Air

**Interior Features:** High Speed  
Internet, Paddle Fan, Vaulted  
Ceiling(s), Chair Rail

**Above Ground Square  
Feet:** 4418

**School District:** Wheelerville

**Water:** Drilled Well

**Property Style:** Office,  
Commercial

**Exterior Features:** Lighting,  
Outdoor Bar, Dock

**Parking Spaces:** 25

**Town:** Caroga

**Estimated Taxes:** \$3,800

**Sewer:** Septic Tank

**Basement:** Unfinished

**County:** Fulton

**Zoning:** Commercial



**Daniel Davies**  
NYS Licensed Real Estate  
Broker GRI, ABR,  
RSPS, SRS, C2EX  
(518) 656-9068  
[dan@daviesrealty.net](mailto:dan@daviesrealty.net)

