



Your Lake George Real Estate Experts!

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Global MLS

Listing courtesy of: Howard Hanna Capital Inc

MLS# - 202624624 - Price: \$2,450,000

117 Burgoyne Road, Ticonderoga, NY

Description: This unique opportunity offers the chance to own a newly established restaurant in historic Ticonderoga, ideally situated between Lake George and Lake Champlain. Following a two-year renovation, the approximately 4,079-square-foot property has been transformed with all the modern amenities and a sleek, contemporary design. The spacious layout is ideal for a variety of uses, from intimate dining to larger private events such as weddings, graduations, and celebrations. Smaller dining areas and an outdoor deck overlooking the scenic La Chute River create a welcoming atmosphere with plenty of character. The fully equipped commercial kitchen and well-appointed bar are ready for immediate operation, including a selection of local brews. The interior features a clean, inviting dining and bar area, while the larger rear dining room provides additional seating and flexibility. With a maximum occupancy of approximately 180 guests, including the deck and second-floor dining area overlooking the bar and main dining space, this property offers an exceptional opportunity for an owner-operator, restaurateur, or investor. This comes with two separate properties with two tax ID numbers totalling .66 acres. Seeing is believing--the professional photographs showcase the quality, craftsmanship, and inviting atmosphere of this impressive property.

Property Features

Acres: 0.5

Property Type: Commercial

Estimated Taxes: \$2,346

Water: Public

Heat: Forced Air

Exterior: Frame, Steel Beam, Drywall, Log, Wood Siding

County: Essex

Parking Spaces: 25

Interior Features: High Speed Internet, Paddle Fan, Vaulted Ceiling(s), Wet Bar, Wired for Sound

Town: Ticonderoga

School District: Ticonderoga

Lake/River: La Chute River

Sewer: Public Sewer

Basement: Crawl Space, Heated, Partial

Exterior Features: Lighting

Cooling: Central Air

Zoning: Mixed



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