

202612052 Public Detail Report - Commercial Sale Active

96 Lake Avenue, Lake Luzerne, NY 12846

LP: \$439,000



**Bathrooms Total:** 1  
**Lot Size Square Feet:** 5,663  
**Building Available SQFT:** 2,565  
**Business Name:** Joe's Mini Mart  
**Enhanced Accessible Y/N:** No  
**Land Lease Y/N:** No  
**Lot Size Acres:** 0.13  
**Lot Size Dimensions:** 162 x 67  
**Building Area Total:** 2,565  
**Main Road Frontage:** 162

**Number Of Buildings:** 1  
**Parking Y/N:** Yes  
**Property Sub Type:** Business  
**Stories:** 1  
**Waterfront Y/N:** No  
**Year Built:** 1975  
**Zoning:** Commercial

**Public Remarks:** Joe's Mini Mart is a beloved Lake Luzerne staple — a busy deli and market perfectly positioned on a high-traffic Main Street and known as a go-to stop for locals and passersby alike. This turn-key opportunity includes the business, building, fixtures, and inventory, allowing a new owner to step right into a proven operation with established community loyalty. The property has seen extensive recent improvements, including a newly repaved parking lot, new freezer for ice, new kitchen freezer, new compressors for the walk-in coolers, new deli coolers, a new oven and proofer, durable epoxy floors, a new boiler, new siding, and more. Every upgrade has been thoughtfully completed to support efficiency, reliability, and continued success. With strong daily traffic, a recognizable local brand, and significant capital improvements already in place, Joe's Mini Mart offers a rare opportunity to own a thriving small-town business that's truly woven into the Lake Luzerne community.

General Property Information	SqFt/Construction Information	Business/Tax Information						
<b>Association Y/N:</b> No <b>Basement:</b> Slab <b>Parking Features:</b> Parking Total: 12 <b>Elementary School:</b> Hadley-Luzerne <b>High School:</b> Hadley-Luzerne <b>School District:</b> Hadley Luzerne	<table border="1"> <thead> <tr> <th>Total SqFt</th> <th>Avail SqFt</th> <th>Ceilings</th> </tr> </thead> <tbody> <tr> <td>2,565</td> <td>2,565</td> <td></td> </tr> </tbody> </table> <b>Building:</b> <b>Office:</b> <b>Warehouse:</b> <b>Retail:</b>  <b>Construction Materials:</b> Wood Siding <b>Architectural Style:</b> Grocery; Mixed Use <b>Heating:</b> Forced Air <b>Cooling:</b> Central Air <b>Sewer:</b> Septic Tank <b>Water Source:</b> Public	Total SqFt	Avail SqFt	Ceilings	2,565	2,565		<b>Parcel Number:</b> 523200 298.20-1-66 <b>County:</b> Warren <b>City/Municipality:</b> Lake Luzerne <b>Geo Lat:</b> 43.311673 <b>Geo Lon:</b> -73.834184 <b>Tax Annual Amount:</b> \$3,789.94 <b>Tax Section:</b> 298.20 <b>Tax Block:</b> 1 <b>Tax Lot:</b> 66.000 <b>Total Taxes Description:</b> Actual
Total SqFt	Avail SqFt	Ceilings						
2,565	2,565							
		Sale Information						
	<b>Days On Market:</b> 2 <b>List Price/Acres:</b> 3,376,923.08 <b>List Price/SqFt:</b> 171.15 <b>Listing Contract Date:</b> 02/16/2026 <b>Original List Price:</b> \$439,000 <b>Offered Lease/Sqft:</b>	<b>Status Change Date:</b> 02/16/2026						

**Directions:** 9N toward Lake Luzerne. Property on left.

**Listing Provided as a Courtesy of:**  
 Ashley Nagy: 518-698-6012







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