



**FOR SALE**

**222 RIVER STREET  
WARRENSBURG, NY 12885**

**2,909± SF**

**MIXED-USE  
PROPERTY  
AVAILABLE**

ADAM FIELD  
Associate Real Estate Broker  
+1 518 669 9930  
afield@pyramidbrokerage.com

APRIL MCFEE  
Associate Real Estate Broker  
+1 518 810 6622  
amcfee@pyramidbrokerage.com

40 British-American Boulevard  
Latham, New York 12110  
+1 518 489 9199  
pyramidbrokerage.com

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# 222 River Street

Warrensburg, NY 12885



## 2,909± SF

### Property Highlights

This Bar and Restaurant is located along Schroon River, only half a mile from the Downtown Business District. Includes 2<sup>nd</sup> Floor apartments with \$3,000/month in rental income. Perfect building for Deli, Bait Shop or to continue as Local Pub.

- Full Kitchen
- Bar Area
- 2<sup>nd</sup> Floor Apartments
- Established Presence
- Strategic Location
- Investment Benefits
- Easy Access to RT 9 and I-87 (Adirondack Northway)

Demographic	3 Mile	5 Miles	10 Miles
Population	3,581	5,765	14,967
Households	1,559	2,542	6,769
Average H.H. Income	\$76,140	\$90,917	\$104,150
Daytime Employees	2,172	2,920	11,981
Source:	ESRI 2023		

Traffic Counts	
River Street	2,647 AADT
Milton Street	2,499 AADT
Source:	NYS DOT

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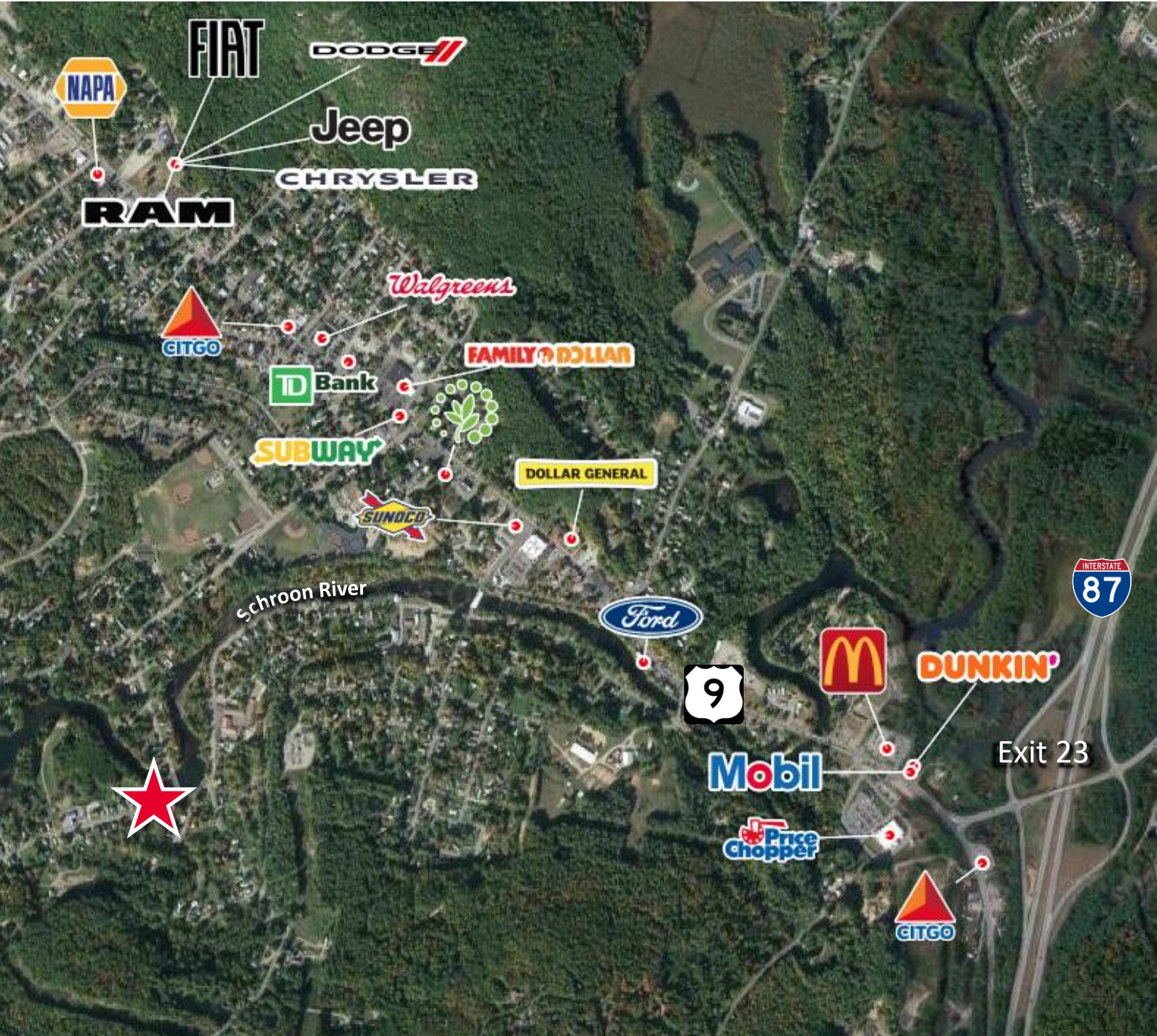


## Property Highlights

Address	222 River Street, Warrensburg, NY	Retail Position	Freestanding
Year Built	1960	Construction Type	Shingle
Total Building SF	2,909± SF	Zoning	Commercial
Available SF	2,909± SF	Stories	2
Roof Type	Shingle	HVAC	Forced Hot Air
Land Area	0.38± acres	Utility Providers	National Grid
Parking	21 Spaces	TAX ID#	210.20-5-34
Clear Height	10'		

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222 River Street | Warrensburg, NY



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**For additional information, please contact:**



## **Adam Field**

Associate Real Estate Broker

+1 518 669 9930 (mobile)

[afield@pyramidbrokerage.com](mailto:afield@pyramidbrokerage.com)



## **April L. McFee**

Associate Real Estate Broker

+1 518 810 6622 (mobile)

[amcfee@pyramidbrokerage.com](mailto:amcfee@pyramidbrokerage.com)

40 British-American Boulevard  
Latham, New York 12110  
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