Demographic

Average H.H. Income

Daytime Employees

Source: ESRI Business Analyst 2024

Population

Households

FOR SALE

RETAIL FLEX BUILDING FOR SALE

Property Highlights

- Great location with year-round tourism in Lake Pleasant, NY located in Adirondack Park
- (2) Adjacent properties totaling 2.6 acres can be purchased together (\$499,000) or sold separately
- Property 1: 6,940± SF 2-story building on 1.30 acres
 - Individual sale price of \$299,000
 - Retail/event venue
 - Ground floor approximately 4,000 SF of open space
 - 2nd level 2,940± SF former venue with separate bar/reception area
 - New well drilled and septic was serviced with new pumps installed in 2023
- Property 2: 4,500± SF across 2 buildings on 1.36 acres
 - Individual sale price of \$225,000
 - Two buildings currently used as income producing seasonal storage/month to month rental
 - Building 1: 3,500± SF cold storage used for storage of boats and snowmobiles
 - Building 2: 1,000± SF currently rented on a month-to-month basis
- Zoning allows for several different commercial and residential uses
- Opportunity for an event venue, retail store, residential rentals with existing income form the seasonal storage operation
- Contact listing broker for pricing and to schedule tours

EXCLUSIVE CONTACT

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5 Miles 10 Miles 20 Miles

\$84.736

1,344

1.765

849

3.726

1,815

1,584

\$83.657

860

409

\$93.717

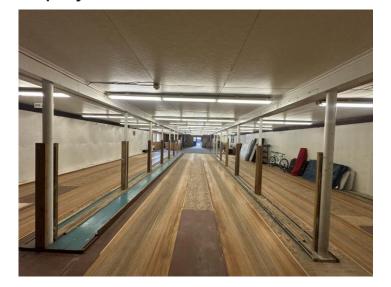
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Property 1























2709 State Route 8 Lake Pleasant, NY 12108



