


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 from the seasonal storage operation
- Contact listing broker for pricing and to schedule tours

Demographic	5 Miles	10 Miles	20 Miles
Population	860	1,765	3,726
Households	409	849	1,815
Average H.H. Income	\$93,717	\$84,736	\$83,657
Daytime Employees	1,229	1,344	1,584
Source: ESRI Business Analyst 2024			

EXCLUSIVE CONTACT

Nicholas Cignarale
Real Estate Salesperson
 +1 315 617 2662
ncignarale@pyramidbrokerage.com

James Dylan Furney
Associate Real Estate Broker
 +1 315 225 8571
jfurney@pyramidbrokerage.com

587 Main Street, Suite 102
 New York Mills, New York 13417
 +1 315 736 0856
pyramidbrokerage.com



Approximate plot lines subject to verification of survey.



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**2709 State Route 8
Lake Pleasant, NY 12108**

Property 1



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**2709 State Route 8
Lake Pleasant, NY 12108**

Property 2



