

Schroon Restaurant Opportunity & Lakeview Cabins

581 US Route 9, Schroon Lake, NY 12870

Description

Rare Opportunity: Witherbee's Carriage House Restaurant & Cabins

Discover an extraordinary investment in the heart of New York's Adirondacks with the iconic Witherbee's Carriage House Restaurant, a beloved Schroon Lake institution offering unparalleled potential for savvy buyers.

This remarkable offering includes a fully operational restaurant with seating for over 325 guests, perfectly positioned to serve both locals and the thriving tourist market. The property comes complete with three charming cottages boasting stunning lake views. Generate year-round revenue through short-term rentals and providing immediate income diversification.

With room for additional cottages, the expansion possibilities are exceptional, allowing you to significantly scale the hospitality operation. The package also includes a vacant lot ideal for residential development or additional cottage construction. Spanning 4.31 acres across three parcels, this property offers both immediate cash flow and substantial long-term growth potential.

Located just minutes from the Adirondack Northway for effortless accessibility, you'll be nestled in the quaint town of Schroon Lake, surrounded by year-round actives and attractions including Gore Mountain, Schroon Lake beach, boat launches, hiking trails and a recently renovated wedding venue just down the road.

Whether you're an experienced restaurateur looking to acquire a turnkey operation, a developer ready to capitalize on the booming vacation rental market, or an investor seeking a diversified real estate portfolio, this once-in-a-lifetime opportunity delivers on every front.

Google Drive:

<https://qr1.be/V44SBK>

Directions

I87 to Exit 27, right off exit ramp. At stop sign take a left and #581 is about 2 miles up on the left.

What we LOVE about the property and the area

Witherbee's Carriage House restaurant has been an iconic eatery in Schroon Lake for over 50 years. We love the community of Schroon Lake and the beauty of living and working in the Adirondacks.

Lots and Location

- Three lots totaling 4.31 acres
- Former Witherbee's Carriage House Restaurant – Not currently in operation, fully equipped for operation.
- 466 ft of Road Frontage
- Two roads go up to the cabins that overlook the lake. One road is brand new and only needs topcoat to finish it for use.
- Adjacent to the snowmobile trail
- Tax ID's 156.12-2-4.100; 156.12-2-4.200 and 156.12-2-4.400

Restaurant

Restaurant Interior

- 4164 sq ft of space
- Two level barn stye restaurant, built in 1950
 - Interior Seating on first fl – 125
 - Interior Seating on second fl – 150
- Exterior seating on patios and decks estimated to be 50
- Two large gas fireplaces, one on each floor
- Furniture included (tables, chairs....)
- Décor and antiques not included in sale.

Restaurant Exterior

- Novelty wood siding

Restaurant Mechanics

- Forced hot air propane systems (2) 2019
- Central AC units (2) 2019

- 200-amp Electrical Service - upgraded 15 years ago
- Plumbing upgraded 17 years ago
- Roof – 17 years old (35-year shingles)
- Walk in cooler and all restaurant equipment functional
- Grease traps (2)

Restaurant Utilities

- Septic (2016)
- Drilled well with Ultraviolet light for NYS Department of Health
- National Grid - Electric service - 1-800-642-4272
- Spectrum - Internet/Cable - 1 (833) 267-6094

Other Outbuildings

- Small Cottage, seasonal
- Storage building behind it

Zoning Uses

Parking

- For at least 35 vehicles

Potential/Future Ideas

- Very beloved restaurant once again
- Turn the restaurant into a “barndominium” for residential use or rental
- Possible Brewery/Distillery due to the Aquifer
- Food trucks out in yard
- Barbecue pit area
- Farmers market type in driveway
- Short Term Rental in Cabin in back
- Hard Cider Mill

Potential Improved Lake View

- Owner of property across the road on the lake has verbally agreed to have any trees taken down between him and Route 9. New owner would just have to pay for them - an estimate was received from Craig Maisonville for 5K a few years back. Owner’s name is Ed Donnelly.

Cabins

Cabin Interior

- 3 year-round cabins that sleep 5-6 each
 - Approval to add 9 more cabins
- Builds are approximately 10 years ago
- Sink, microwave
- Fully furnished
- Vaulted ceiling, newly built, small kitchenette

Exterior

- Wood siding

Mechanics

- Electric heat
- Window AC units
 - Potential to install mini-splits for about \$1500 each

Utilities

- Septic for up to nine cabins installed, 2500 gallons
 - To expand for additional cabins, deep hole test pits have already been completed
 - Septic system has clean-out traps for each unit
- Well (underground line) -
 - Water shuts off placed for each cabin
 - Well currently services all cabins.
- National Grid - Electric service - 1-800-642-4272 (underground)
 - 3 meters only one currently active
- There are three 200 amp services going to the cabin area. Each cabin has a 50 amp box coming from one of the services. Room for additional cabins is already in place.

Taxes

- Town and County Taxes - \$3,957 (3144+443+370)
- School Tax \$1,950(1550+218 +182)
=====
- \$5,907

County Taxes

Total Tax Due (minus penalties & interest) \$3,144.00 **\$3,144.00**
\$786.00

Tax Bill #	SWIS	Tax Map #	Status
000452	154600	156.12-2-4.100	Unpaid
Address		Municipality	School
581 US Route 9		Town of Schroon	SCHROON LAKE

Owners	Property Information	Assessment Information
Christian William F	Roll Section: 1	Full Market Value: 239000.00
Christian Patricia E	Property Class: Restaurant	Total Assessed Value: 239000.00
5 Donaldson Rd Schroon Lake, NY 12870	Lot Size: 1.50	Uniform %: 100.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County Tax	29000000	2.2000	239000.000	2.55913500	\$611.63
Town General	1773885	3.2000	239000.000	1.60482800	\$383.55
Highway 2 3 4	1255696	0.5000	239000.000	1.13602400	\$271.51
School Relevy	0	0.0000	0.000	0.00000000	\$1,707.75
Ambulance District	350000	3.2000	239000.000	0.31142000	\$74.43
Fire District	419789	1.6000	239000.000	0.37351600	\$89.27
Park District	15909	8.8000	239000.000	0.02451300	\$5.86
Total Taxes:					\$3,144.00

Collection: **Town & County 2026**
 Fiscal Year Start: 1/1/2026 Fiscal Year End: 12/31/2026 Warrant Date: 12/20/2025

Total Tax Due (minus penalties & interest) \$443.30 **\$443.30**
\$110.83

Tax Bill #	SWIS	Tax Map #	Status
000453	154600	156.12-2-4.200	Unpaid
Address		Municipality	School
US Route 9		Town of Schroon	SCHROON LAKE

Owners	Property Information	Assessment Information
Christian William F	Roll Section: 1	Full Market Value: 33700.00
Christian Patricia E	Property Class: Vac w/imprv	Total Assessed Value: 33700.00
5 Donaldson Rd Schroon Lake, NY 12870	Lot Size: 1.37	Uniform %: 100.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County Tax	29000000	2.2000	33700.000	2.55913500	\$86.24
Town General	1773885	3.2000	33700.000	1.60482800	\$54.08
Highway 2 3 4	1255696	0.5000	33700.000	1.13602400	\$38.28
School Relevy	0	0.0000	0.000	0.00000000	\$240.79
Ambulance District	350000	3.2000	33700.000	0.31142000	\$10.49
Fire District	419789	1.6000	33700.000	0.37351600	\$12.59
Park District	15909	8.8000	33700.000	0.02451300	\$0.83
Total Taxes:					\$443.30

Agent to Agent Comments:

Three lots in total 156.12-2-4.100; 156.12-2-4.200 and 156.12-2-4.400

Sellers are:

William F. Christian

Patricia E. Christian

5 Donaldson Rd.

Schroon Lake, NY 12870

Rev. 1/20/2026