



**Marcie McCrea**  
 NYS Lic RE Assoc. Broker  
 Homes Realty of Northern New York  
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**4190 State Highway 3, Fine**

ML#: **S1583911**  
 County: **St Lawrence**  
 Town/City: **Fine**

Cross St: **Scott's Point Road**  
 Area: **Fine-403600**

**Commercial/Industrial**  
 List Price: **\$1,750,000**

**A-Active**



Acres: **2.08**  
 Year Built: **1954**  
 Lot Front: **1**  
 Lot Depth: **1**  
 Lot Shape: **Rectangular**

Subdivision:  
 School Dist: **Clifton-Fine**  
 Business Type:  
 On Waterfrt: **No**  
 Description: **Lake**  
 Name: **Star Lake**

Square Footage: **11,869**  
 Manufact SqFt:  
 Residential SqFt:  
 Retail SqFt:  
 Leased SqFt:  
 Warehouse SqFt:  
 Vacant SqFt:

Public Remarks: **Rare opportunity to acquire an income-producing, turnkey, well established, fully operational hardware and supply business in the heart of the Adirondacks with real estate, equipment and substantial inventory included. Prime location on State Highway 3, this multibuilding property spans 5 parcels and features a high visibility store front, multiple storage/warehouse buildings, lumber yard, garage, an on site apartment and 2 areas of deeded lake access, providing flexibility for both business operations and additional income potential. The business has a long standing, multigenerational presence in the community, serving both year-round residents and seasonal visitors with consistent demand for hardware, building materials, and essential goods in a market with limited competition. There is opportunity to increase revenue through expanded hours, product offerings, enhanced merchandising, or online sales. Detailed financials will be provided to qualified buyers. Corporation name not being sold.**

Directions: **On State Route 3 traveling from Harrisville to Star Lake store is on your right, across from Fire Department.**

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**Homes Realty of Northern New York**  
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