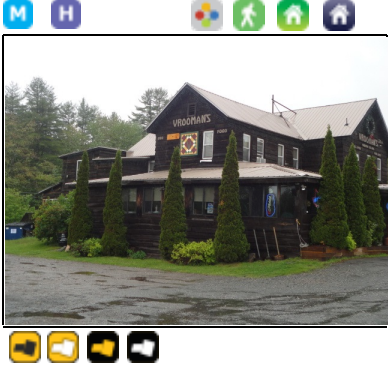


Property Type CI - Commercial Industrial Full Agent Report

Property Type CM - CRMLS Commercial Full Agent Report



MLS#: **201523705** Area: **857** List Price: **\$425,000**
 Status: **Active** Map Co: **2040** Orig List Price: **\$450,000**
 Spec Mkt Cond: **No** Sale Price:
 Address: **2040 STATE HIGHWAY 10** Zip: **12032-0000**
 City/Town (taxing entity) **Caroga**
 City/Town (Mail Address) **Caroga Lake**
 Village:
 County: **Fulton** OLSF: OLM:
 Locale: LPSF: Offerd Lease Term:
 Section: **68** Block: **1** Lot: **54** APN: **172400 68-1-54**

Category:	Business Opportunities	Use:	Apartment Plus, Business, Commercial House, Commercial House Plus, Restaurant, Hotel, Boarding House, Motel, Office/Retail,
Zoning:	1fa	Restrictions:	Handicap: See
Road Frontage:	304	Lot Size:	Lot SqFt: 60,800
	TOTAL SQFT AVAIL SQFT CEILINGS	Elevators:	Acres: 1.400
Building:	3500 3,500	Overhead Door:	Stories:
Office:	500	Loading Dock:	
Warehouse:	500	Sprinkler:	
Retail:	2,500	RR Siding:	
Age:	108	Parking:	/ Private
Condition:		Construction:	
		Roof:	

Remarks: **A Landmark Restaurant/Hotel with a very long history and a great reputation is being offered and is easy to show. Owner has requested Mornings but will acomadate accordingly.**

FINANCING
 Owner Finance: **/**
 Mortgage:
 Assessed Value:

Directions: **Proceed North on RT.10 In Caroga Lake just past Shermans Amusement Park on the left**

Business Name: Year Established: Docs Available:

EXPENSES		ANNUAL TAXES		UTILITIES	
Gas/Oil:	\$ /	General:	\$ /	Heat:	
Electric:	\$ /	School:	\$ /	A/C:	
Water/Sewer:	\$	Village:	\$ /	Water:	West Carog
Repairs/Maint	\$ /	Total:	\$ 6,750 /E	Sewer:	Yes Volts:
RE Taxes:	\$			Septic:	Yes Amps:
Insurance:	\$				Phase:
Management:	\$	Tenant Pays			

LO: **Jack Callery Real Estate - Office: 518-762-1884** Sign:

LO Code: **2383A**

LA1: **John Callery - Home: 518-762-1884ext. 0**

LA1 Code: **24090** **jackcallery23@yahoo.com**

LA2

Split Commission:

Split Comm Desc.:

List Team:

Owner: **Best**

Owner Phone:

Possession:

Depository: **Citizens Bank**

Sub-Ag **2.5** Buy Ag **2.5** Bkr Ag **2.5**

List Date: **11/3/2015** Expire Date: **11/3/2017** Sale Terms:

Pend Date: Status Date: **11/3/2016** Sell Office:

Closed Date: Sell Agent 1:

Days On Market: **496** Sell Agent 2:

Owner Contribution: Sld Rmks & Contribution \$:

Virtual Tour URL:

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