

FOR SALE

2967 Route 28, Old Forge, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



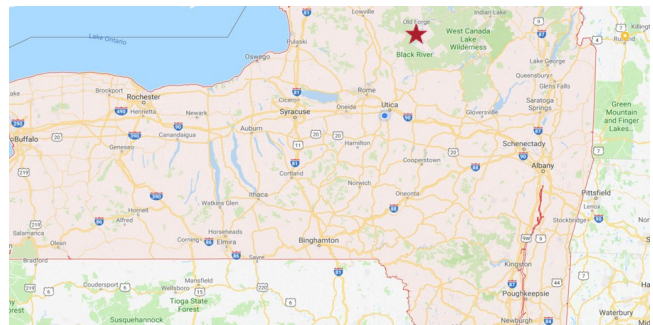
PROPERTY HIGHLIGHT

Fully equipped business and buildings available. Sale includes turn-key restaurant, main house and seasonal employee cabin. Centrally located in the town of Old Forge where tourist can walk throughout the town with ease. Located adjacent to the Old Forge snowmobile trail that leads to hundreds of miles of groomed trails around the Adirondack Park. Old Forge is the home of the Enchanted Forest/Water Safari, Adirondack Scenic Railroad, Old Forge Lake Cruises & Thendara Golf Club.

KEY FEATURES

- 3,000 +/- SF restaurant
- 2,308 +/- SF house
- 644 +/- employee cabin

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5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

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All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice

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| | | | |
|------------------------------|------------------------------------------------|------------------------------|----------------------------------|
| Address: | 2967 Route 28 | Cross Street: | Shepard Street |
| City: | Old Forge | Roof Type: | Metal / Asphalt |
| State: | New York | Zoning: | CB-3 |
| Zip: | 13420 | FMV/Total Assessment: | \$349,496.00/\$269,300.00 |
| County: | Herkimer | RE Taxes | \$ 7,341.00 +/- |
| Tax ID: | 041.58-2-66,67 &69, 041.60-1-32 | CAM: | N/A |
| Lease Type: | N/A | Space is Currently: | Occupied |
| Lease Price: | N/A | No. of Floors: | 1 |
| Sale Price: | \$ 759,000.00 | Bldg. Total SF: | 5,592 +/- |
| Year Built: | 1900/1940 +/- | Available SF: | 5,592 +/- |
| Parking Spaces: | 30 +/- | Retail: | 3,000 +/- |
| Land Size/Dimensions: | 1.36 +/- Acres | Office: | N/A |
| Electricity/Amps: | Single Phase | Warehouse: | N/A |
| Gas Type: | Propane | Other: | 2,952 +/- |
| HVAC: | Forced Air | Loading Facilities: | No |
| Elevator: | N/A | Ceiling Height: | N/A |
| Sprinkler: | No | Traffic Count: | 4,714 |
| Water: | Public | Sewer: | Public |



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