

# FOR SALE

4226 State Route 28, Old Forge, New York



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## PROPERTY HIGHLIGHTS

Building Size: 872 ± SF Plus Basement

Parcel Size: 1.02 ± acres

Parking Spaces: 12 ±

Zoning: Residential Seasonal (RS) with prior variance for Restaurant/Gift Shop/Retail

Tax Parcel ID: 038.73-1-1.1

Sale Price: \$259,000.00

TAXES: \$1,104.31 ±

**Comments:** The subject property located at the corner of State Route 28 and Tuttle Road in Old Forge is approximately 0.5 ± miles from Bald Mountain/Rondaxe Fire Tower trailhead. Prior commercial use variances have been issued for a restaurant, gift shop, and other retail uses. The subject property improvements include, septic system installed in 2017 with 1,500 ± gallon tank, 200-amp electrical service, 120 ft well and an on-demand water heater



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