



**\$1,750,000.00**

## **1927 SARANAC AVE, LAKE PLACID, NY 12946, USA**

<https://www.fesettecommercial.com>

A Lake Placid high visibility property with a large parking lot and a commercial building with 3 apartments now waiting for your business to locate! This unique and rare opportunity offers many options for a buyer that could also convert the main level to separate apartments, office space or product manufacturing. Currently being used for...

- Business
- Commercial Sale
- Active



### **Call us now**

Phone: (518) 324-4500

Address: 176 US Oval Plattsburgh, NY 12903



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## Basics

**Category:** Commercial Sale

**Status:** Active

**Year built:** 2008

**Lot Size Acres:** 3.4 acres

**County:** Essex

**Type:** Business

**Lot size:** 3.4 acres

**Subdivision Name:** None

**Zoning:** Commercial

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## Building Details

**Building Area Total:** 8100 sq ft

**Heating:** Baseboard, Electric, Radiant Floor

**Roof:** Composition

**Basement:** Exterior Entry, Full, Partially finished

**Construction Materials:** Asphalt, Frame, Wood Siding

**Building Features:** Kitchen

**Foundation Details:** Slab

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## Amenities & Features

**Electric:** 200+ Amp Service

**Utilities:** Cable Available, Internet Available, Sewer Connected, Water Connected

**Appliances:** Electric Water Heater

**Exterior Features:** Lighting

**Inclusions:** 1

**Parking Features:** Off Street, Parking Lot, Private

**Lot Features:** Level, Many Trees, Paved

**Cooling:** Central Air

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## Fees & Taxes

**Tax Assessed Value:** \$692,700.00

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## Miscellaneous



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**Road Surface Type:** Paved

**Special Listing Conditions:** Standard

**Tenant Pays:** Electricity, Heat



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