

MLS #: C151838A (Active) List Price: \$775,000 (234 Views) 2830 Wilmington Rd Lake Placid, NY 12946



BUILDING STYLE: Hotel/Motel,
Restaurant/Bar
YEAR BUILT: 1955
APX TOTAL SQFT: 9014
PARKING: Off Street, Lot
PARKING SPACES:

AREA: Lake Placid, North Elba
COUNTY: Essex
TOWN: N Elba
SUBDIVISION: NONE
SCHOOL DISTRICT: LAKE PLACID
WATERFRONT: No
WATERFRONT FOOTAGE:
BODY OF WATER: None
WATERFRONT INFO: None

ASSESSORS PARCEL/TAX MAP #: 42.4-4-3.000 **ASSESSED VALUE:** 603400 **TOTAL TAXES \$:** 7372
VOLUME: 1573 **PAGE:** 155 **INSTRUMENT:** deed **DEED DATE:** 5/2/2008
LAND TAX \$: 3218 **SCHOOL TAX \$:** 4154 **VILLAGE TAX \$:** **APA:** Hamlet **SPECIAL ASSESSMENTS:**
EXEMPTIONS: **DOCUMENTS/EXEMPTIONS:** No Exemptions
LOT DIMENSIONS: **APX ACREAGE:** 1.87
ROAD FRONTAGE: **ROAD/LOT DESCRIPTION:** Public, Corner Lot, On Golf Course, View Mountains **ZONING:** Commercial

Unit Name:	Dimensions:	Lse Rate:	Lse Exp Dt:	CAM:	Apx Ttl SF:	Apx Wrhs SF:	Apx Mfctg SF:	Apx Office SF:	Apx Retail SF:	Ceilg Hgt:	Ceilg Hgt Min:	Dock Drs:	Drv in Drs:	Bay Spcg:	Apx Yr Blt:
1:					0	0	0	0	0						0
2:					0	0	0	0	0						0
3:					0	0	0	0	0						0

MAINTENANCE: **LAWN/SNOW REMOVAL:** **GARBAGE EXPENSE:**
MANAGEMENT: **UTILITY EXPENSE:** **INSURANCE:**
WATER/SEWER \$: 0 **OTHER EXPENSE:** **NET INCOME:** **GROSS INCOME:**

CONSTRUCTION: Block, Wood Frame **VIEWS:** Golf Course, Mountains, Wooded
EXTERIOR: Wood **AMENITIES:** None
ROOF: Composition Shingle, Metal **ADDITIONAL TENANT CHARGES:** None
BASEMENT/FOUNDATION: Dirt, Unfinished, Block, Stone **SALE INCLUDES:** None
WATER HEATER: Electric
HEATING: Electric Baseboard
A/C/COOLING: Window Unit(s)
ELECTRIC: 200 Amps, 400 Amps
WATER/SEWER/GAS: Public Water, Public Sewer

DIRECTIONS: From the Intersection of NYS Route 73 and NYS Route 86, take Route 86 for approximately 1/4 mile. Motel and Restaurant on right.

REMARKS: 18 Unit motel with large restaurant for sale. Town Zoning - Commercial. APA Zoning - Hamlet. Excellent visibility provides a great location for any type of commercial business. Adjacent to golf course and incredible mountain views make a great setting for your enjoyment of the natural beauty Lake Placid has to offer. Within walking distance to downtown Lake Placid. Within a short drive to Whiteface Mountain and all of the High Peaks puts this property in an exceptional strategic location to attract guests/customers. Ample parking.

AGENT REMARKS: Furnishings/Restaurant Equipment negotiable. Owner is a licensed Real Estate Broker in the State of New York.

OWNER'S FULL LEGAL NAME: Nordic Moon Enterprises, LLC
SUB AGT COMM: 0 **BUYER AGT COMM:** 0 **BROKERS AGENT COMM:** 3 **AGENCY:** ERTS
SALE TYPE: Conventional **TERMS:** Cash, Conventional **SHOWING INSTRUCTIONS:** Appointment Only, Call Listing Agent, Call Listing Office
CONTRACT DATE: **ACTIVE DOM:** 0 **DAYS ON MARKET:** 156
DISPLAY ON INTERNET: Yes **DISPLAY ADDRESS:** Yes **ALLOW AVM:** No **ALLOW COMMENTS:** No

OFFICE NAME: Whiteface Realty (#:111) **LISTING AGENT:** Arthur Jubin (#:1)
MAIN: (518) 523-1111 **AGENT EMAIL:** art@whitefaceland.com
FAX: (518) 523-8900 **CONTACT #:** (518) 523-1111

Information Herein Deemed Reliable but Not Guaranteed