

**THIS INFORMATION IS BELIEVED ACCURATE, BUT NOT GUARANTEED BY THE BROKER**

Property Address:	Street: 6982 State Highway 3	City: Cranberry Lake	MLS #: 10711
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Directions: Follow Route 3, 25 miles west of Tupper Lake. Just west of village of Cranberry Lake. Look for Mobile Station on left.



Type1: Commercial	Type2:	Price \$: 190,000
Style: N/A		
Terms:	DP:	Int:
Taxes School: 1100	Taxes Town: 1100	
School District: Clifton-Fine		
Deed: Yes	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Pre-existing	Local: Commercial	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: Y	Gal:	Drywell: _
Cesspool: _		
Location: Behind house		
Water: Drilled	Ft:	GPM:
Location:		

Lot Size: 1.40 acres	Rd.Frontage: Yes	On: State Rte. 3 & Riverside Drive
Road: Public: Y , Private: _ , Dirt: _ , Paved: _	Maintained: State	Logged:

Water Frontage: Ft.	ON:	Water Rights To:
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Deeded Docking:	Beach:	Subdivision Name:
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Shared With:	Lot Dues:	Remarks:
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Electric: Y	AMP:	Location:	Phone: Y	Cable Avail: _
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Year Built:	Condition:	Siding:	Color:
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Roof :	Foundation:	Building Dimensions:	Living Space S/F: 1800
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Windows: Thermo: _ , Storms: _ , Screens: Y	Insulation Type:	Ceiling:	Walls:	Floor:
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Heating System:	Heating Cost :
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Woodstove:	Fireplace:	Garage Size:	Location:
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Interior Walls:	Floors:
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Furnishings:

Other:	Detectors: Smoke: Y , Carbon Monoxide: Y
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Appliances: Refrigerator: Y , Stove: Y , Washer: \_ , Dryer: \_ , Dishwasher: \_ , Microwave: \_ , Satellite: \_

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor										
2nd Floor										
Basement										

Remarks: Cranberry Lake Mini Mart Mobile. Food, Fuel and Lodging! Great business opportunity. Nice Gas Station, Mini Mart, 4 Unit Motel, Commercial shop space and a 3 BR 1 bath house. All buildings separate free standing. House needs major rehabilitation. Bring your dreams of entrepreneurship!