

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

Property Address:	Street: 6069 Lakeside Way	City: Hulett's Landing	MLS #: 11429
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Directions: On the East side of Lake George. From I87 North take exit 20 left onto Rt 9, right onto Rt 149 to Fort Ann, Left onto Rt 4 to Whitehall, North on Rt 22. Left onto CR-6, turn left onto CR-6A/Lands End Road



Type1: Commercial	Type2:	Price \$: 2,990,000
Style: N/A		
Terms:	DP:	Int:
Taxes School: \$10,177.23	Taxes Town: 11,239.02	
School District: Whitehall		
Deed: Yes	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions: No	Wetlands:	
Zoning APA: Pre-existing	Local: Commercial	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: Y	Gal:	Drywell: _
Cesspool: _		
Location:		
Water:	Ft:	GPM:
Location:		

Lot Size: 1.351 Acre	Rd.Frontage: 91 feet	On: Lake Side and Bay View
Road: Public: Y , Private: Y , Dirt: _ , Paved: _	Maintained: County	Logged:

Water Frontage: 451 Ft.	ON: Lake George	Water Rights To: Lake George
Deeded Docking: Yes	Beach: Yes	Subdivision Name:

Shared With:	Lot Dues:	Remarks:
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Electric: Y	AMP: 300	Location:	Phone: Y	Cable Avail: Y
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Year Built: 1980	Condition: Very Good	Siding:	Color:
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Roof : Composition Shingle	Foundation: Block	Building Dimensions:	Living Space S/F: 5535
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Windows: Thermo: _ , Storms: _ , Screens: _	Insulation Type:	Ceiling:	Walls: Sheet Rock	Floor: Carpet/Vinyl
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Heating System: Oil	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: _ , Carbon Monoxide: _

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: Hulett's Island View Marina is located directly on Lake George with 451 feet of prime level lake front. The facility offers seasonal berthing for up to 53 vessels, outdoor winter storage for up to 70 vessels, 10 quick launch, 10 rental canoes or kayaks, a public boat launch, store, apartments and a lakeside cottage for rental income or personal use of the owners. 85 customer parking spaces, boat and marine product sales and fuel sales.