

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

Property Address:	Street: 726 US Route 9	City: Schroon Lake	MLS #: 11694
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Directions: I-87, Exit 26, Route 9 N. Motel before village on right (Davis Motel)



Type1: Commercial	Type2: Acreage 10 - 75 acres	Price \$: 2,998,000
Style: N/A		
Terms:	DP:	Int:
Taxes School: 10000	Taxes Town: 7500	
School District: Schroon Lake		
Deed: Yes	Survey: Yes	Abstract: Yes
Title Ins: Yes	R.O.W.: snowmobile trail	
Deed Restrictions:		Wetlands: n/a
Zoning APA: Hamlet	Local: hamlet	
Permits/Non-Jurisdictional Letter: _		Sign: N
Comments: w/sewer up to 99 units, town is planning expansion		
Septic: _	Gal:	Drywell: _
Cesspool: _		
Location: several systems		
Water: Town	Ft:	GPM:
Location:		

Lot Size: 10.45 +/-	Rd.Frontage: 485' +/-	On: US Route 9
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: State	Logged: n/a

Water Frontage: 240 Ft.	ON: Schroon Lake	Water Rights To:
Deeded Docking:	Beach:	Subdivision Name:

Shared With: Lot Dues: Remarks: Sandy shore, multiple docking system - rent boats

Electric: Y	AMP: 300	Location: 60 amp to cottages, 200 to home, etc.	Phone: Y	Cable Avail: Y
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Year Built: 1920-1970's	Condition: very good	Siding: mixed	Color: mixed
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Roof : Shingle/metal	Foundation:	Building Dimensions:	Living Space S/F: 14,600
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Windows: Thermo: _ , Storms: Y , Screens: Y	Insulation Type: Fiber	Ceiling:	Walls:	Floor:
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Heating System: Multi systems (wood, electric, oil hot air)	Heating Cost :
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Woodstove: outdoor furnace	Fireplace: yes	Garage Size: Two garages	Location:
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Interior Walls: Panel/Sheet	Floors: Wood, carpet, vinyl varies in units
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Furnishings: All motel furnishings stay - personal furnishing do not.

Other: Tractor/mower - negotiable	Detectors: Smoke: Y , Carbon Monoxide: Y
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Appliances: Refrigerator: Y , Stove: Y , Washer: Y , Dryer: Y , Dishwasher: Y , Microwave: \_ , Satellite: \_

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor					see belo	22				
2nd Floor										
Basement										

Remarks: 10 cottages, 4 efficiencies, 4 deluxe pool-side rooms and 12 motel rooms with a view of the lake. One 3-bedroom owner's residence. Zoned hamlet zoning (w/W&S capable of max. land use -upward to 41 units) (w/o W&S 1/2 acre zoning) Great redevelopment for HOA, or upscale building. Nice family business