

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

Property Address:	Street: Route 30	City: Speculator	MLS #: 11829
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Directions: Located 1/2 mile N of the intersection of Route 8 & 30 in Speculator



Type1: Commercial	Type2:	Price \$: 129,000
Style: Chalet		
Terms:	DP:	Int:
Taxes School: 543.23	Taxes Town: 488.04	
School District: Lake Pleasant		
Deed: YES	Survey: YES	Abstract: NO
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands: NO	
Zoning APA: N/A	Local: Commercial	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: _	Gal: 1000	Drywell: _ Cesspool: _
Location: South Side of Building		
Water: Dug	Ft: 20	GPM:
Location: North side of shop		

Lot Size: 3.1 +/- as per deed	Rd.Frontage: 605	On: Route 30
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Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: State	Logged:
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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: 100	Location: Box in office closet	Phone: Y	Cable Avail: Y
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Year Built: 2004	Condition: Excellent	Siding: Wood	Color: Brown
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Roof : Metal	Foundation: Poured	Building Dimensions: 24X28	Living Space S/F: 672
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Windows: Thermo: Y , Storms: _ , Screens: Y	Insulation Type: Fiberglass	Ceiling: Fiberglass	Walls: Fiberglass	Floor:
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Heating System: Radiant Floor Heating	Heating Cost :
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Woodstove: No	Fireplace: No	Garage Size: No	Location: No
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Interior Walls: Sheet Rock	Floors: Tile
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Furnishings: Desk, Picnic Table, Glass Display Case, Air Condiditoner, Slat board and fixtures.

Other: Comes with an self starting emergency Gardian generator.	Detectors: Smoke: Y , Carbon Monoxide: _
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Appliances: Refrigerator: _ , Stove: _ , Washer: _ , Dryer: _ , Dishwasher: _ , Microwave: _ , Satellite: _
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Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor									1	3 Rooms
2nd Floor										
Basement										

Remarks: A beautiful setting for a business sitting on Route 30 just above senic Lake Pleasant. This buildig is equipped with hard wire smoke detectors, Generator, 2 phone lines, security system, air conditioner,and the restroom is Handicap friendly. There is plenty of exposure to vacationers and visitors for your business from this location.