

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

Property Address:	Street: Route 10, Arietta (South of Piseco) NY 12139	City: Arietta	MLS #: 12305
-------------------	---	---------------	--------------

Directions: From Stoner Lake, Proceed 2 miles north on Route 10. Property is on your Left. From Piseco- 12 miles south on Route 10 from the intersection of Route 8 and Route 10. Property is on your right.



Type1: Commercial	Type2:	Price \$: 405,000
Style: Traditional		
Terms:	DP:	Int:
Taxes School: TBA	Taxes Town: TBA	
School District: Piseco		
Deed: Yes	Survey: NO	Abstract: NO
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands: NO	
Zoning APA: 1.3 Acre	Local: Pre Existing	
Permits/Non-Jurisdictional Letter: _	Sign: N	
Comments:		
Septic: Y	Gal: 1000	Drywell: _ Cesspool: _
Location: Back of Building on Lawn - look for white pipe		
Water: Drilled	Ft: 285	GPM:
Location: underneath wishing well cover to the south side of the building		

Lot Size: 1.449 Acres as per deed - 2 lots	Rd.Frontage: 135ft	On: NYS Route 10
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: State	Logged:

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

Shared With:	Lot Dues:	Remarks:
--------------	-----------	----------

Electric: Y	AMP: 200	Location: Box in Basement	Phone: Y	Cable Avail: _
-------------	----------	---------------------------	----------	----------------

Year Built: 1925	Condition: Great	Siding: Vinyl	Color: Light Brown
------------------	------------------	---------------	--------------------

Roof : Metal	Foundation: Block	Building Dimensions: 42 X 50	Living Space S/F: 5000 Appx
--------------	-------------------	------------------------------	-----------------------------

Windows: Thermo: Y , Storms: _ , Screens: _	Insulation Type: Fiberglass	Ceiling: Fiberglass	Walls: Fiberglass	Floor: Fiberglass
---	-----------------------------	---------------------	-------------------	-------------------

Heating System: Fuel oil Furnace for forced hot air	Heating Cost :
---	----------------

Woodstove: NO	Fireplace: NO	Garage Size: NO	Location:
---------------	---------------	-----------------	-----------

Interior Walls: Wood and Sheetrock	Floors: Wood, vinyl, and Carpet
------------------------------------	---------------------------------

Furnishings: Basic restaurant

Other:	Detectors: Smoke: Y , Carbon Monoxide: Y
--------	--

Appliances: Refrigerator: Y , Stove: Y , Washer: _ , Dryer: _ , Dishwasher: Y , Microwave: Y , Satellite: Y

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor		40X12	42X15					1	1	BAR
2nd Floor					9 Rooms	1 Bath				
Basement										

Remarks: Turn Key Opportunity. This lovely Adirondack Hotel has 9 guest rooms a full bar that seats 27 people, the dining room holds 60 and the sleeping quarters hold 23. Most of the business from this area comes from Snowmobilers as it is a trail head to the NYS snowmobile trail system. They also have business from Motorcycle Groups, Tour buses, Hikers, Hunters, Golfers and Senior Citizens. Many updates have been made. This business has supported a family of 6 growing up for 31 years and the owners are ready to retire! Please call our office for a complete list of updates.