

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

Property Address:	Street: 164 Montcalm Street	City: Ticonderoga	MLS #: 12573
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Directions: I-87 X28 to Route 74, head to Ticonderoga (18 miles) R on Rt 9n/Wicker St, L around monument on Montcalm Street. See RE sign in window.



Type1: Commercial	Type2: Multi-Family	Price \$: 129,900
Style: Traditional		
Terms: none	DP:	Int:
Taxes School: 538.92	Taxes Town: 603.48	
School District: Ticonderoga		
Deed: Yes	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands: n/a	
Zoning APA: Hamlet	Local: mix	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: _	Gal:	Drywell: _
Cesspool: _		
Location:		
Water: Town	Ft:	GPM:
Location:		

Lot Size: .20	Rd.Frontage: 60	On: Montcalm Street
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: Town	Logged:

Water Frontage: Ft.	ON:	Water Rights To:
Deeded Docking:	Beach:	Subdivision Name:
Shared With:	Lot Dues:	Remarks: public beach on Lake Champlain 2 miles away

Electric: _	AMP: 200	Location:	Phone: _	Cable Avail: _
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Year Built: 1934	Condition: Good	Siding: Clapboard	Color: grey
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Roof : Flat, membrane 2004	Foundation: Stone	Building Dimensions:	Living Space S/F: 6,534
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Windows: Thermo: _ , Storms: _ , Screens: _	Insulation Type:	Ceiling:	Walls:	Floor:
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Heating System: FHA & propane for apartments	Heating Cost :
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Woodstove:	Fireplace:	Garage Size:	Location:
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Interior Walls: panel, brick, sheetrock (mix)	Floors: Wood
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Furnishings: none

Other: personal property to be removed, safe in basement remains	Detectors: Smoke: Y , Carbon Monoxide: Y
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Appliances: Refrigerator: \_ , Stove: \_ , Washer: \_ , Dryer: \_ , Dishwasher: \_ , Microwave: \_ , Satellite: \_

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	retail								open	
2nd Floor										
Basement	3	3			6					

Remarks: Older Character Retail when high 13 ceilings & large spaces were needed. Owner's apartment plus 2 possible apartment upstairs (in various need of repair/building). Solid building with new roofing in ;04, FHA propane furnace for apartments, and OHA for retail. Approximately 3,300 s/f of retail space. Walk to school and down town Ticonderoga. Beach and boat launch two miles close by. Seasonal ferry to Vermont five minutes away.