

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

Property Address:	Street: Rt. 30	City: Wells	MLS #: 12787
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Directions: North on Rt. 30 from Northville, as you enter Wells, Diner is on the left hand side



Type1: Commercial	Type2: Multi-Family	Price \$: 120,000
Style: N/A		
Terms:	DP:	Int:
Taxes School: 841	Taxes Town: 494	
School District: Wells		
Deed: yes	Survey: yes	Abstract: will be
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Hamlet	Local: Wells	
Permits/Non-Jurisdictional Letter: _	Sign: N	
Comments:		
Septic: y	Gal:	Drywell: _ Cesspool: _
Location:		
Water: Town	Ft:	GPM:
Location:		

Lot Size: approx. 1 acre	Rd.Frontage: approx. 143ft.	On: Rt. 30								
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 & 100	Location: basement								
Year Built: ?	Condition: good	Siding: clapboard								
Roof : metal	Foundation: Block	Building Dimensions: 30x32 plus 12x24								
Windows: Thermo: _ , Storms: _ , Screens: _	Insulation Type: some	Ceiling: drop								
Heating System: baseboard electric & wood stove	Heating Cost : ?									
Woodstove: yes	Fireplace: no	Garage Size: N/A								
Interior Walls: knotty pine & sheetrock	Floors: wood/carpet									
Furnishings: all kitchen equipment & restaurant furnishings										
Other: 1 bedroom apartment upstairs with separate electric meter		Detectors: Smoke: Y , Carbon Monoxide: Y								
Appliances: Refrigerator: Y , Stove: Y , Washer: _ , Dryer: _ , Dishwasher: _ , Microwave: _ , Satellite: _										
Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor		12x24	large			2 half			7x30	12x16
2nd Floor	13x16	13x15			1	full				
Basement										full

Remarks: Operating Adirondack Diner in the small town of Wells. Recently updated dining room and eat-at counter. Serving Breakfasts, lunches and weekend dinners. A one bedroom apartment (on separate electric meter) is upstairs. Great location - right on Main Street.