

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

Property Address:	Street: 5664 Route 3	City: Saranac	MLS #: 13450
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Directions: Property between Redford NY and Sugarbush Hill on Route 3, see RE sign. Approach from 87 X35 Plattsburgh and go west on Rt 3.



Type1: Commercial	Type2:	Price \$: 89,500
Style: Contemporary		
Terms:	DP:	Int:
Taxes School: 850	Taxes Town: 850	
School District: Saranac		
Deed: yes	Survey: no	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Hamlet	Local: Mix	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: y	Gal: 1000	Drywell: _ Cesspool: _
Location:		
Water: Drilled	Ft:	GPM:
Location:		

Lot Size: 200x150 (.69 acre)	Rd.Frontage: 200	On: Route 3								
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: State	Logged: n/a								
Water Frontage: Ft.	ON:	Water Rights To: Saranac River								
Deeded Docking:	Beach:	Subdivision Name:								
Shared With:	Lot Dues:	Remarks:								
Electric: Y	AMP: 400	Location:								
Year Built: 1999	Condition: Very Good	Siding: Cedar/Viny								
Roof : Metal	Foundation: Slab	Building Dimensions:								
Windows: Thermo: Y , Storms: Y , Screens: _	Insulation Type: fiber	Ceiling:								
Heating System: OHA	Heating Cost :									
Woodstove:	Fireplace:	Garage Size:								
Interior Walls: Sheet rock	Floors: Vinyl									
Furnishings:										
Other:		Detectors: Smoke: _ , Carbon Monoxide: _								
Appliances: Refrigerator: _ , Stove: _ , Washer: _ , Dryer: _ , Dishwasher: _ , Microwave: _ , Satellite: _										
Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor										
2nd Floor										
Basement										

Remarks: Once a thriving biz. Now your opportunity for new biz. six rooms plus office, bathroom, utility room and attic storage. Partial kitchen and deeded fishing rights on Saranac River in the rear. Was a gas station, now tanks removed with clean DEC report. Convert to apartments, or new business opportunity.