

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

Property Address:	Street: 5664 Route 3	City: Saranac	MLS #: 12980
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Directions: From Plattsburgh, take Rt 3, go through Riverview, store will be on right. sign on property. From Saranac Lake, take Rt 3, store will be on left just inside of Riverview.



Type1: Acreage less than 10 acres	Type2: Commercial	Price \$: 165,000
Style: N/A		
Terms: cash, conventional	DP:	Int:
Taxes School: 998.36	Taxes Town: 702.72	
School District: Saranac		
Deed: 2005-189914	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Pre-existing	Local: Saranac, Black Brook	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments: can be shown anytime		
Septic: _	Gal: 1000	Drywell: _ Cesspool: _
Location: right side of building		
Water: Drilled	Ft:	GPM:
Location: back of store		

Lot Size: 150x200	Rd.Frontage: 200	On: Route 3								
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: Town	Logged:								
Water Frontage: Ft.	ON:	Water Rights To: Saranac River								
Deeded Docking:	Beach:	Subdivision Name:								
Shared With:	Lot Dues:	Remarks:								
Electric: Y	AMP: 200	Location:								
Year Built: 1999	Condition: good	Siding: cedar and vinyl								
Roof : metal	Foundation: Slab	Building Dimensions:								
Windows: Thermo: Y , Storms: _ , Screens: _	Insulation Type:	Ceiling:								
Heating System: hot air/kero	Heating Cost :									
Woodstove:	Fireplace:	Garage Size:								
Interior Walls: sheet rock	Floors: tile									
Furnishings:										
Other: smoke detectors are hard wired	Detectors: Smoke: Y , Carbon Monoxide: Y									
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: Sale is of building and land. The business does not exist any longer. Gas pumps and underground tanks are being removed and over seen by DEC. The store was a thriving business at one time and could easily be re-established; as there are no other stores close by. The building was re-built in '99, due to fire, so everything is new, the additions were put on in 2008; including a kitchen area for a deli. Could, also, be a duplex.