



Adirondack Country Homes Realty Inc., the listing agent, brings enthusiasm and passion about this unique commercial real estate development opportunity. The property is 5.56+/- acres, in four adjoining parcels, complete with town services, hamlet zoning and easy access to the amenities of the village (the region and nearby Olympic venues), the Arena to Whiteface Ski Mountain. The site boast 291' on the fast flowing Chubb River below the Powerhouse Dam, the Lower Mill Pond with 445' of shoreline. A serene setting for any serious development opportunity, whether it be hotel or resort, primary or second home townhouses.

Lake Placid is internationally known for its four season of activity, its sports and cultural scene, its restaurants and amenities and its natural but accessible to the Eastern Corridor—beauty. Visitors come from far and wide to enjoy the wonderful mix of relaxation, challenge and scenery.

The three current buildings on the premises offer transition resources and one retail site near the entrance can remain without impacting development. Additional property on the road is available on the MLS that offers and compliments ingress considerations and there is another parcel nearby for Phase II building.

Special Commercial Opportunities Lake Placid, NY

“Opportunity Knocks”

One of the very few waterside sites remaining!

**5.56+ developable acres
IDEAL FOR RESORT HOTEL,
HOSPITALITY OR LUXURY
TOWNHOUSES**



Adirondack Country Homes Realty Inc.

Main Office: 1098 US Route 9, PO Box 488

Schroon Lake, NY 12870

Lake Placid Office:

8 Wilmington Road, Lake Placid, NY 12946

www.adirondackcountryhomes.com

518-532-7900 voice

POWER HOUSE

LAKE PLACID—COMMERCIAL POTENTIAL ON SPECIAL WATERS

- ◆ Five (5+) uniquely scenic acres
- ◆ Hillside and hilltop for impressive development and superior lifestyle
- ◆ Water site for pool, clubhouse or project amenities
- ◆ Overlooks beautiful Lower Mill Pond
- ◆ Falling waters of Powerhouse Dam is a serenade
- ◆ Cool Breezes, Soft Views and Special Calm



“QUIET AND RESTFUL” —BUT NEAR THE TOWN’S ACTIVITIES

- ◆ An “in the woods” setting near the Olympic Village’s shops, restaurants and venues
- ◆ Handy to Lake Placid’s main Street, Olympic Center, Schools, etc.
- ◆ A classic Resort Retreat ... or a Family Gathering Place
- ◆ Hospitality Development .. Or Year-Around Townhome Residence

EASY ACCESS HIGH VISIBILITY SITE WITH SPECIAL ATTRIBUTES

- ◆ Easy access off NYS Route 73, at entrance to Town and the Greater Lake Placid area
- ◆ Between Lake Placid Village and the airport and Horse Show Grounds
- ◆ Near hospital, Intervale Ski Jumps, Mt. Van Hovenberg’s Run and Trails
- ◆ Close to Lake Placid Club (45 holes) and Craig Wood Golf (18 beautiful fairways)

**Recreation, convenience, solitude ...
It is all there or nearby!**

LOWER MILL POND



LAKE PLACID



Offered by,

**Adirondack Country
Homes Realty Inc.**

518-523-2334

info@adkhomes.com

Local Styles

