



**450 Brownville Rd
Gansevoort, NY 12831**
\$289,500
Bedrooms:
Bathrooms:
Square Feet: 0

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Cole Real Estate

518-863-COLE (2653)

Listing courtesy of: Exit Realty Empire Associates

This recently renovated bar/restaurant is turn key ready! All furniture and equipment are included. Recent updates include new siding, roof improvements, new electrical service, and a new water purification system. Previously operated as a bar, permits are now in place for a restaurant. A 2nd septic system was installed to accommodate the additional capacity of the restaurant. HUGE commercial kitchen , perfect for catering too. A new entry was installed in the back of the building to receive deliveries. The outside boasts of a huge covered patio area and extremely large grass space perfect events, social distancing, yard games and so much more. Corner lot offers great visibility from RT 32 and Brownville Rd. Building would be suitable for many different types of businesses.

Features

Year Built: 1979

Heating System: Hot Air
Furnace

Taxes: \$3,139

Sewer: Septic

Acres: 3

Water: Well~Drilled

MLS#: 202127698

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The Great Sacandaga Lake - 29 Miles Long, 125 Miles of Shoreline

WILLIAM J. COLE
REAL ESTATE INC



More photos & virtual tours at www.colerealestate.com