



# Robert W. Leavitt Inc.

**LEAVITT REALTORS**

*Selling Lake George Real Estate Since 1928*

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## 2249 Route 9, Lake George

PROP-180624

Listed by: Richard Blake

Price: \$ 1,999,000.00

Lot Size: 3.32

Prime Canada Street location. 3.32 acres with frontage on Canada St and Gage Road in the rear. Motel with 2 in-ground pools, office, owner's residence, frontage on West Brook. Only a portion of the property is operating as a motel. There is nightclub/bar license. TC-B zoning allows many permitted uses, possible retail mall, national motel chain, boat sales, multiple family dwellings, etc. Across from major event property. Call for more information.

- Attic Access - Crawl Opening
- Basement - Crawl Space
- Basement - Exterior Entry
- Basement - Full
- Best Use - Investment
- Building & Land
- Business
- Cable TV
- Construction - Block
- Construction - Frame
- Cooling Type - Attic Fan
- Cooling Type - Wall Mounted
- Deck
- In Ground Pool
- Insulated Glass
- Lake George School District
- Land Features - Cleared
- Land Features - Nearly Level
- Land Features - Stream on Property
- Living Space
- Misc - Apartment
- Office Space
- Patio
- Paved Drive
- Pond/Stream



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- Electricity
- Exterior Finish - Brick Veneer
- Exterior Finish - Text 111
- Exterior Finish - Vinyl Siding
- Fixtures/Furniture
- Flooring - Carpet
- Flooring - Ceramic Tile
- Flooring - Vinyl
- Free Standing Sign
- Heat Distribution - Baseboard
- Heat Distribution - Warm Air
- Heat System Source - Electric
- Heat System Source - Natural Gas
- Hotel/Motel
- Porch
- Roof - Composition Shingle
- Roof - Rolled
- Sewer - Public Sewer
- Single Phase
- Stone Drive
- Telephone
- Underground Utilities
- Water - Public Water
- Water Heater - Electric
- Water Heater - Natural Gas
- Zoning - Commercial



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