



# Robert W. Leavitt Inc.

**LEAVITT REALTORS**

*Selling Lake George Real Estate Since 1928*

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## 3229 Lake Shore Dr, Lake George NY

PROP-173034

Listed by: Richard Blake

Price: \$ 1,250,000.00

Living Area: 11,000 +/-

Lot Size: 4.10

Total of 29 rentable units. 6,000 sq ft year round mansion, a unique building with mirror images on each side, double everything (first floor 2 LRs, 2 DRs, 2 FPs, 2 staircases, 2nd floor 5BRs each side with own baths, 3rd floor w/4 more rentable BRs). Mansion has 14 rentable rooms and additional 15 cottage units for a total of 29 units. Everything in good condition.

- Basement - Exterior Entry
- Basement - Full
- Basement - Interior Entry
- Best Use - Investment
- Building & Land
- Business
- Construction - Frame
- Electricity
- Fixtures/Furniture
- Flooring - Carpet
- Foundation - Stone
- Free Standing Sign
- Heat Distribution - Warm Air
- Heat System Source - Electric
- Heat System Source -
- Lake George School District
- Land Features - Cleared
- Land Features - Road Frontage
- Land Features - Stream on Property
- Office Space
- Paved Parking
- Pool - In Ground
- Roof - Composition Shingle
- Sewer - Septic Tank/Leach Field
- State



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- Oil
- Housekeeping Cottages
- Maintained Highway
- Telephone
- Water - Public Water
- Water View
- Zoning - Commercial



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