

MLS #: C127081A (Active) List Price: \$355,000

166 Main St. Tupper Lake, NY 12986



BUILDING STYLE: Restaurant/Bar
YEAR BUILT: 1950
APX TOTAL SQFT: 3200
PARKING: Off Street
PARKING SPACES: 15

AREA: Tupper Lke, Pierceland, Moody, Altamont, Cranberry
COUNTY: Franklin
COMMUNITY: Tupper Lake
SUBDIVISION: Not Applicable
SCHOOL DISTRICT: TUPPER LAKE

ASSESSORS PARCEL/TAX MAP #: 480.63-3-6.2 **ASSESSED VALUE:** 169800 **TOTAL TAXES:** 6900
VOLUME: 110 **PAGE:** 425 **INSTRUMENT:** 0 **DATE:** 9/17/1998
LAND TAX \$: 1600 **SCHOOL TAX \$:** 2300 **VILLAGE TAX:** 3000 **APA:** Hamlet **SPECIAL ASSESSMENTS:** No
EXEMPTIONS: No **DOCUMENTS/EXEMPTIONS:** No Documents, No Exemptions

LOT DIMENSIONS/ACRES: 264x132 **APX ACREAGE:** 0.8
ROAD FRONTAGE: 264 **ROAD/LOT DESCRIPTION:** Paved, Public, Level **ZONING:** Mixed

Unit Name:	Dimensions:	Lse Rate:	Lse Exp Dt:	CAM: Apx Ttl Apx SF:	Apx Wrhs SF:	Apx Mfgt SF:	Apx Office SF:	Apx Retail SF:	Ceilg Hgt:	Ceilg Min:	Dock Drs:	Drv in Drs:	Bay Spcg:	Apx Yr Blt:
1:				0	0	0	0	0						0
2:				0	0	0	0	0						0
3:				0	0	0	0	0						0

CONSTRUCTION: Block, Wood Frame

EXTERIOR: Vinyl, Wood

ROOF: Metal

BASEMENT/FOUNDATION: Crawl, Full, Block

WATER HEATER: Electric, Propane

HEATING: Electric Baseboard

A/C/COOLING: Window Unit(s)

ELECTRIC: 200 Amps, Other

WATER/SEWER/GAS: Public Water, Public Sewer, Propane

VIEWS: Commercial, Residential

AMENITIES: Cable TV, Kitchen, Fence, Loading Docks

ADDITIONAL TENANT CHARGES: None

SALE INCLUDES: Equipment, Fixtures, Furniture, Inventory

REMARKS: The most popular, and most successful restaurant in the Tupper Lake area. Large Bar & Dining area, main dining room, up-to-date kitchen, and a 3-bedroom owner quarters. Also includes a separate 2-bedroom ranch home in very good condition. Other outbuildings include a freezer, storage garage, and large workshop. Room for growth. Everything is very well maintained.

Information Herein Deemed Reliable but Not Guaranteed