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Schroon Lake, NY  
email: [web@friedmanrealty.net](mailto:web@friedmanrealty.net)



**MLS# - 171446 - Price: \$2,850,000**

488 Us Rt 9, Schroon, NY

**Description:** 245+/- acres near Schroon Lake Village best suited for development. 409' direct frontage on Schroon Lake. Permitted for 60 boat slips, which are presently rented. Property has outstanding development potential with a portion having lakeviews. Former 4,000+/- sq.ft. lakefront building had been a restaurant. Potential for 2 bedroom living quarters on lakeside of property. Building has a new roof and interior is mostly stud walls. Zoning: Lakeside portion 1+/- acre is Resort Business. Acreage parcels are 40,000 sq.ft. per lot. Broker/Owner.

**Acres:** 245

**Estimated Taxes:** \$15,540

**Sewer:** Septic

**Parking Spaces:** Gravel, Private, Stone Parking Area

**Town:** Schroon

**Lake/River:** Schroon Lake

**County:** Essex

**Property Type:** Commercial

**Water:** Well-Drilled

**Present Use:** Restaurant, Other-See Remarks



**Roger Friedman**  
Lic. Real Estate Assoc. Broker  
[roger@friedmanrealty.net](mailto:roger@friedmanrealty.net)

