

**Exclusive Offering
FOR SALE**

Successful Inn and Resort Complex on Popular Adirondack Lake



FEATURES:

- Full Service Resort on Scenic Mountain Lake
- 13.53 +/- Acres With 600' +/- Lake Frontage
- Opportunity To Expand Even More With 16 Unit Lodge Over Looking Lake
- 28 Well Kept Rooms
- Motels on Lake
- Private Cabins With Hot Tubs, Etc.
- Main Lodge With Restaurant & Bar
- Second Restaurant With Tavern Separate From Lodge
- Common Great Room Over Looking Lake
- Conference Room With Networking Capabilities
- Superior Choice For Catering, Banquets, Weddings, Fine Dining, Sports Bar
- Serving Breakfast, Lunch and Dinner
- 20 Slips On Lake With Sandy Beach
- Dinner Boat Cruises – In Ground Pool
- Paved Parking
- Docks and Sitting Area
- Excellent NOI

FINANCING:

- **Owner Financing Available with Affordable Down Payment and Reasonable Terms to Qualified Buyers.**

MATTHEW PRYPUTNIEWICZ

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



**Pyramid Brokerage
Company**

COMMERCIAL REAL ESTATE SOLUTIONS

6 Rhoads Drive at Center Green, Utica, NY 13502

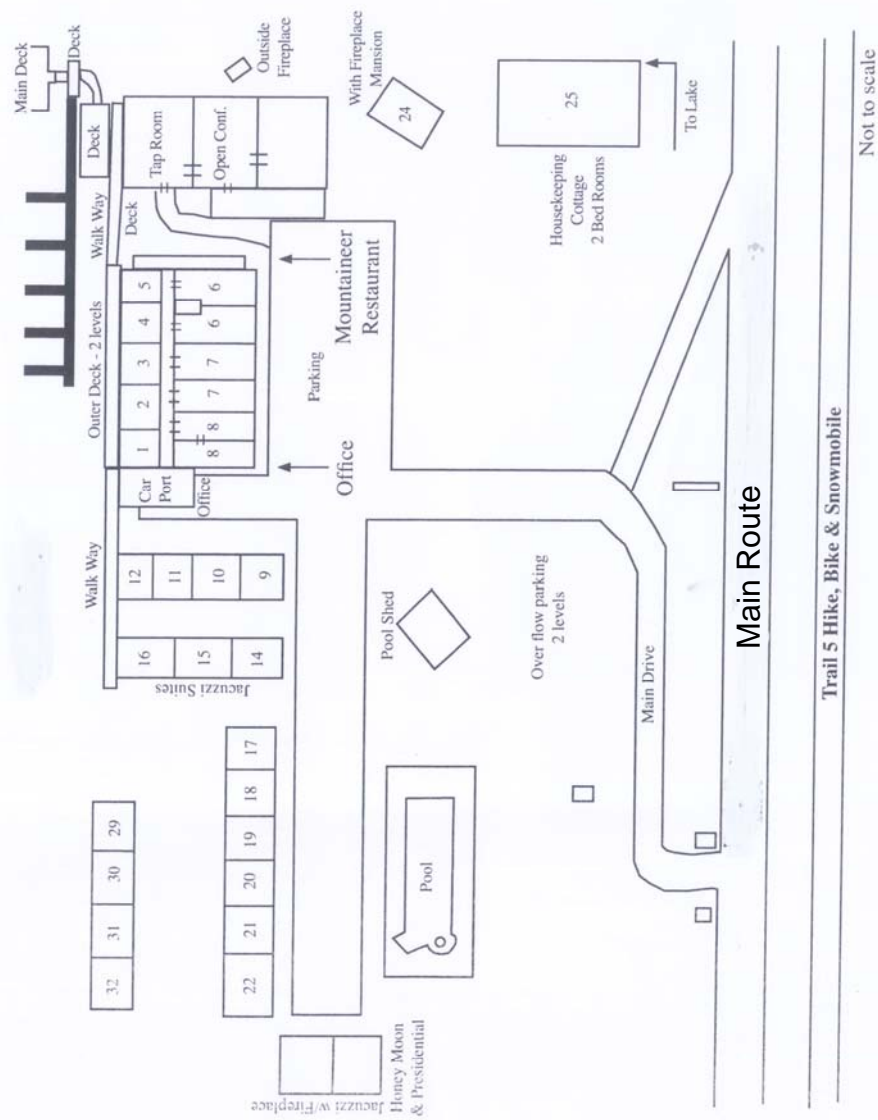
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An independently owned and
operated member of the



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