

**THIS INFORMATION IS BELIEVED ACCURATE, BUT NOT GUARANTEED BY THE BROKER**

Property Address:	Street: 5849/5869 Cascade Road	City: Lake Placid	MLS #: 12819
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Directions: Heading out village on Cascade Rd, between the Courtyard by Marriott and the Econo Lodge, across the road from Schulte's Motel.



Type1: Multi-Family	Type2: Residential	Price \$: 1,790,000
Style: Ranch		
Terms: Cash, conventional	DP:	Int:
Taxes School: 2240.61	Taxes Town: 1490.14	
School District: Lake Placid		
Deed: yes	Survey: no	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Hamlet	Local: Commercial business	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic:	Gal:	Drywell: _ Cesspool: _
Location:		
Water:	Ft:	GPM:
Location:		

Lot Size: 394 x 240 x 341.7 x 70.6 x 175.22	Rd.Frontage: 394	On: State Rte 73, (Cascade Rd)
Road: Public: Y, Private: _, Dirt: _, Paved: Y	Maintained: State	Logged:

Water Frontage: Ft.	ON:	Water Rights To:
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Deeded Docking:	Beach:	Subdivision Name:
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Shared With:	Lot Dues:	Remarks:
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Electric: Y	AMP: 400	Location:	Phone: _	Cable Avail: Y
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Year Built: 1950	Condition: fair	Siding: Clapboard/ t-111	Color: wht, brn, yellow
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Roof : Metal and composit shigle	Foundation: Block	Building Dimensions:	Living Space S/F: 3500
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Windows: Thermo: _, Storms: _, Screens: _	Insulation Type:	Ceiling:	Walls:	Floor:
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Heating System:	Heating Cost :
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Woodstove: 1	Fireplace: 3	Garage Size:	Location:
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Interior Walls:	Floors:
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Furnishings:

Other:	Detectors: Smoke: Y, Carbon Monoxide: Y
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Appliances: Refrigerator: \_, Stove: \_, Washer: \_, Dryer: \_, Dishwasher: \_, Microwave: \_, Satellite: \_

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor										
2nd Floor										
Basement										

Remarks: This is a 2.07 ac commercially zoned mixed use property located on a main entry to the Olympic village. It is ideally suited for hotel, hospitality or possible multi-retail location. There is also an additional 1 acre lot available for potential 3 acre development site with 564 ft of road frontage. Co-owner, Scott Peck, is a licensed Real Estate Agent.