

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

Property Address:	Street: 49 Veterans Way	City: Ticonderoga	MLS #: 13546
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Directions: From Ticonderoga, take R9N north (past McDonald/Walmart), turn L on Veterans Way



Type1: Commercial	Type2: Acreage more than 75	Price \$: 499,000
Style: N/A		
Terms:	DP:	Int:
Taxes School: 3287	Taxes Town: 4471	
School District: Ticonderoga		
Deed: yes	Survey: no	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands: some	
Zoning APA: 8.5 Acre	Local: mix	
Permits/Non-Jurisdictional Letter: _	Sign: N	
Comments:		
Septic: p	Gal:	Drywell: _ Cesspool: _
Location:		
Water: Town	Ft:	GPM:
Location:		

Lot Size: 253	Rd.Frontage: 900	On: Veterans Way
Road: Public: _ , Private: _ , Dirt: Y , Paved: _	Maintained: Town	Logged: yes
Water Frontage: 400 Ft.	ON: stream	Water Rights To:
Deeded Docking:	Beach:	Subdivision Name:
Shared With:	Lot Dues:	Remarks:
Electric: _	AMP:	Location:
Year Built:	Condition: fair	Siding:
Roof : metal, shingle	Foundation: Slab	Building Dimensions:
Windows: Thermo: _ , Storms: _ , Screens: _	Insulation Type:	Ceiling:
Heating System:	Heating Cost :	
Woodstove:	Fireplace:	Garage Size:
Interior Walls:	Floors:	
Furnishings:		
Other:		Detectors: Smoke: _ , Carbon Monoxide: _
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: Prior apple orchard, 14,500k s/f warehouse space (free), prior subdivision plans drafted, sand/gravel potential, sm. stream, located near big box store, great com. potential for less than \$2K/acre!