

## Building Information

### General Information 1

Building Name Essex Ice Cream Café  
Address 2314 Main Street, Essex, NY 12936  
Year Built 1962  
Description Exceptional opportunity to own a Main Street business site and a lovely lakefront cottage with a sandy beach in historic downtown Essex, NY. The commercial space has great visibility and the cottage has a great rental history. Use the Main Street business to support living on the lake. Or run both as a business and pay off your mortgage quickly. The potential for producing income is real. The cottage has a contemporary, updated, cozy feel and a peaceful view of Lake Champlain. Walk to the ferry, or take your bike across to explore Vermont.

Property Status Available

### General Information 2

Sale Price \$410,000  
Type of Location Stand Alone

### Features 1

Available Space 2,200 Sq. Ft.

### Features 2

# of Acres 0.21  
Exterior Material Wood, Vinyl

### Contact Information

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