

## Building Information

### General Information 1

Building Name Multi-Use Building  
Address 75 West Valley Road, Lake Placid, NY 12946  
Former Use Wholesale/Retail distribution  
Year Built 2001  
Description

Expansive 4,700 sq. ft. multi-use building presently operated for wholesale/retail distribution. Attached 3 bedroom residence provides living quarters or additional rental income. Public utilities plus 400 amp electrical service. Detached 30 x 30 two stall garage. 1.4 acre site with good road exposure and great opportunity for commercial business. Electrical supplies also available.

Property Status Available

### General Information 2

Sale Price \$659,000  
Type of Location Stand Alone

### Features 1

Availbe Space 4,690 Sq. Ft.  
Type of Space Wholesale/Retail  
Expandable Yes

### Features 2

# of Acres 1.39 Acres  
Exterior Material Vinyl

### Utilities

#### Electric Service

Electric Capacity 400 Amps

### Contact Information

Affiliation Owner  
Phone 518-523-2655 or 518-524-6978