

## Building Information

### General Information 1

Building Name Multi-Purpose Commercial Complex  
Address 889 NYS Route 86, Ray Brook, NY 12977  
Year Built 2002  
Description Great opportunity to purchase a multi-purpose commercial complex, ideally suited for contractors, rental property investors or great retail/restaurant destination. Prime high-visibility/traffic commercial site on 3+ acres w/ 610' road frontage on Rt. 86, one of only two east-west highways in the High Peaks area of Adk Park. Daily Traffic Count 10,000+. Plentiful parking, 2 buildings w/ potential for more. Main building has 2 offices w/ full kitchen, full bath, laundry rm & bdrm plus 40x40 garage w/ 14ft ceiling & 2 luxury apartments w/ wrap around deck. Second building ("Sugar House") is new & ready to finish to suit buyers needs, 1,200 SF, 100K construction cost, new separate septic system.

Property Status Available

### General Information 2

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

### Features 1

Available Space 4,896 Sq. Ft

### Features 2

# of Acres 3.13 Acres  
Exterior Material Metal, Wood, Asphalt

### Contact Information

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