



## Property Description

Beautiful, updated vacation residence for sale. New septic system in place. 5 motel rooms, 5 cottages, 2 story home and 2 story guest home on a beautiful lot. Just 1,000 feet from the lake.

## Property Information:

Year Built:	1979	Potential Use:	Apartment Plus, Commercial House, Hotel, Motel, Office/Retail, Retail, Investment
Total Bldg. SF:	10,000±	Parking:	12/Private
Stories:	2	Condition:	Good
Zoned:	07-Mixed	Water:	Municipal
County:	Warren	Sewer:	Yes
Acres:	0.67±		

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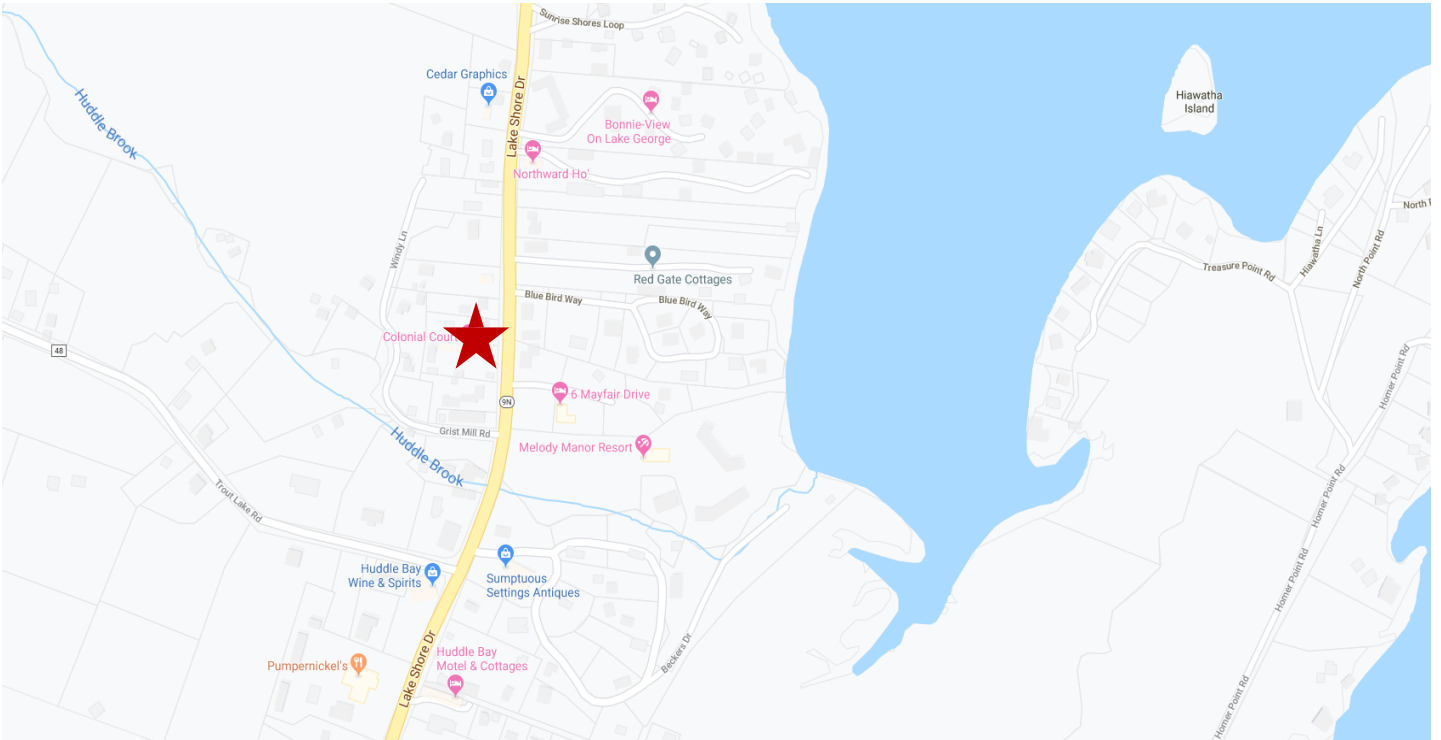
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## Property Pictures



## Location Map



# Tax Map



## Demographics

(rings of 2 miles)

### HOTELS & LODGINGS



19

Hotel/Lodging  
Businesses (SIC)



\$155,292

Hotel/Lodging Sales  
(\$000) (SIC)



797

Hotel/Lodging  
Employees (SIC)



29,459

2019 Retail Trade  
(SIC52-59) Sales (\$000)



30

2019 Retail Trade  
(SIC52-59) Businesses



284

2019 Retail Trade  
(SIC52-59) Employees



46

Service  
Businesses (SIC)



\$163,704

Service Sales  
(\$000) (SIC)



965

Service  
Employees (SIC)

### SERVICES SUMMARY

### GENERAL DEMOGRAPHICS



1,053

2019 Total Population  
(Esri)



523

2019 Total Households  
(Esri)



128

2019 Total (SIC01-  
99) Businesses



1,521

2019 Total (SIC01-  
99) Employees



2.01

2019 Average  
Household Size (Esri)

### Restaurants

Company/Business Name	Direction	Distance
SON OF A SAILOER	NE	1.4
LAKESIDE LODGE GRILLE	NE	1.4
SHACK	NE	1.4
CATE'S ITALIAN GARDEN	NE	1.5
IVA & AUDIES COUNTRY DINER INC	NE	1.5
CHATEAU ON THE LAKE	NE	1.5
PALAZZO'S PIZZERA & RESTAURANT	NE	1.5
FREDERICK'S RESTAURANT-CTRNG	NE	1.5

### Traffic Data

Street name	Cross street	Traffic volume	Direction	Distance
Lake Shore Dr	Trout Lake Rd	3,890	SW	0.2
Lake Shore Dr	Horicon Ave	4,340	NE	1.6

### INCOME



\$66,920

Median Household Income



\$45,308

Per Capita Income



\$313,481

Median Net Worth

### HEALTH CARE EXPENDITURE



\$2,958

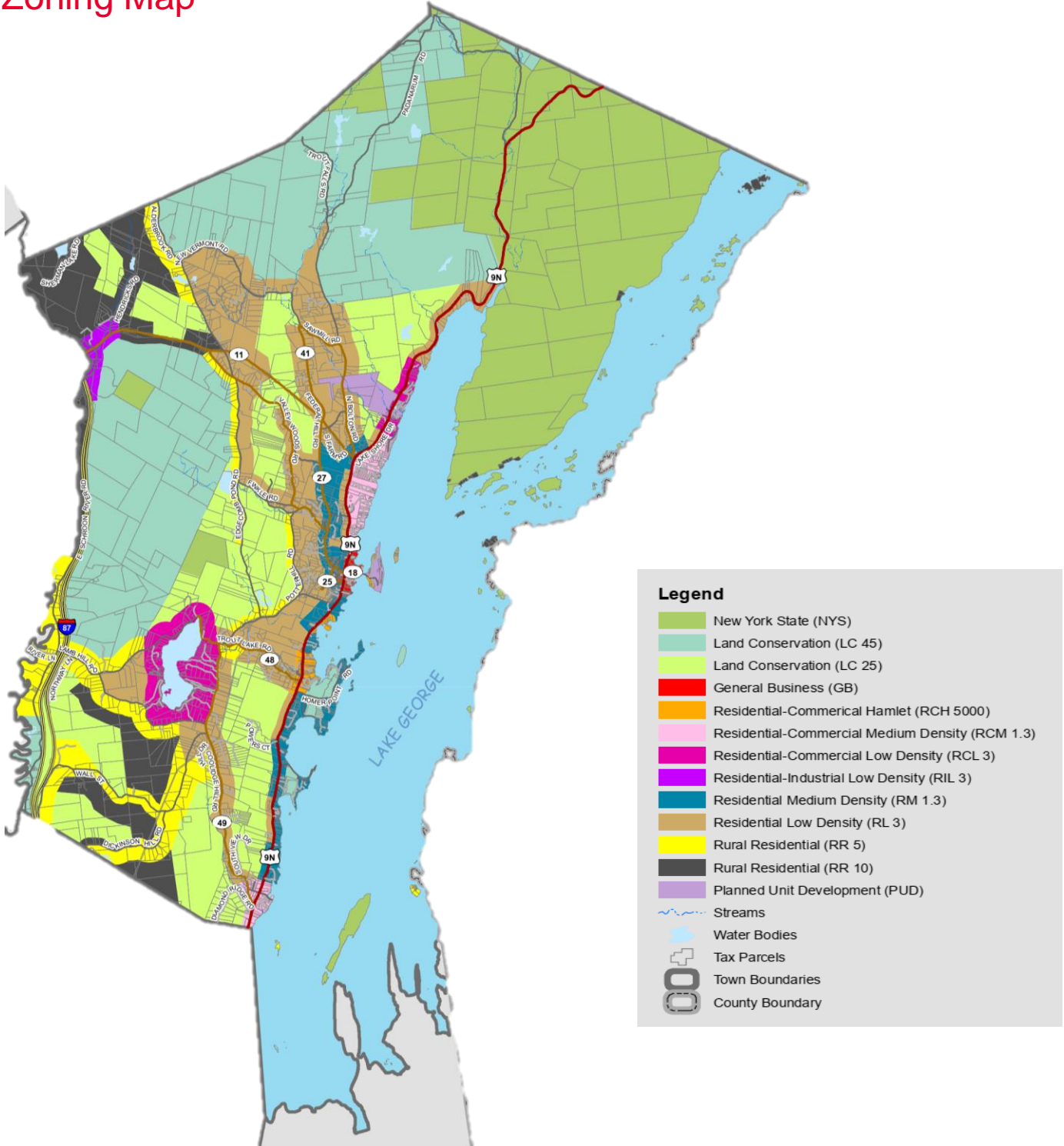
Medical Care



\$5,506

Annual Health Insurance  
Expenditures

# Zoning Map



**Legend**

- New York State (NYS)
- Land Conservation (LC 45)
- Land Conservation (LC 25)
- General Business (GB)
- Residential-Commercial Hamlet (RCH 5000)
- Residential-Commercial Medium Density (RCM 1.3)
- Residential-Commercial Low Density (RCL 3)
- Residential-Industrial Low Density (RIL 3)
- Residential Medium Density (RM 1.3)
- Residential Low Density (RL 3)
- Rural Residential (RR 5)
- Rural Residential (RR 10)
- Planned Unit Development (PUD)
- Streams
- Water Bodies
- Tax Parcels
- Town Boundaries
- County Boundary