

MLS #: C169890A (Active) List Price: \$1,500,000

2272 Main Street Essex, NY 12936



Building Style:
Commercial/Residential, Mixed Commercial
Year Built: 1930
Apx Total SqFt: 1153
Parking: Off Street, Lot, Private
Parking Spaces: 42.00

Area: Willsboro, Essex, Elizabethtown, Lewis, Westport
County: Essex
Town: Essex
Subdivision: None
School District: Willsboro

Assessors Parcel/Tax Map #: 40.73-6-6.202		Assessed Value: 428600		Total Taxes \$: \$9,379		
Volume: 1884		Page: 74		Instrument: Deed		
Land Tax \$: \$4,169		School Tax \$: \$5,210		Village Tax \$: \$0		
Exemptions:		Documents/Exemptions: Deed, Lead Paint, No Exemptions		Deed Date: 8/21/2017		
Lot Dimensions: 1.56		Apx Acreage: 1.56		APA:		
Road Frontage: 65		Road/Lot Description: Public, Cleared Lot, Level, Rolling, Trees, View, View Mountains, View Water				Special Assessments:
Zoning: Commercial						

Unit Name	Dimensions	Lse Rate	Lse Exp Dt	CAM	Apx Ttl SF	Apx Wrhs SF	Apx Mfctg SF	Apx Office SF	Apx Retail SF	Ceilg Hgt	Ceilg Hgt Min	Dock Drs	Drv in Drs	Bay Spcg	Apx Yr Blt
1															
2															
3															

Construction: 2x6 Walls
Exterior: Wood
Roof: Metal
Basement/Foundation: No Basement, Poured
Water Heater: Oil
Heating: Monitor, Oil/Hot Air
A/C/Cooling: Wall Unit(s)
Electric: 200 Amps, Other
Water/Sewer/Gas: Water Connected, Sewer Connected

Views: Lake, Mountains, Residential
Amenities: Cable TV, Overhead Doors
Additional Tenant Charges: None
Sale Includes: Equipment

Remarks: Fabulous opportunity to purchase the Essex Marina in the historic and picturesque hamlet of Essex, NY. The marina property consists of a network of docks which offers slips for up to 20± boats, a ship's store, restrooms with showers, a large gathering room, office with owner's apartment (no kitchen), plus 2 marine railways, two huge boathouses for boat repairs, sales or storage, several workshop, 2 unit apartment building (Morse Cottage) and a historic Texaco gas station. Lots of off street parking at the marina property. Owned by the same owner for 30 years, there isn't a better location on Lake Champlain then the location of this marina. Spectacular views of Lake Champlain and the Green Mountains of Vermont. Only a minute away from the ferry to Vermont which is a very short ride. Come take a look and fall in love with Essex and this extraordinary marina that offers so much!

Information Herein Deemed Reliable but Not Guaranteed
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