

MLS #: C170396A (Active) List Price: \$349,000

10050 NYS Route 9N Keene, NY 12942



Building Style: Restaurant/Bar
Year Built: 1966
Apx Total SqFt: 2628
Parking: Off Street, Public
Parking Spaces:

Area: Keene, Keene Valley
County: Essex
Town: Keene
Subdivision: None
School District: Keene

Assessors Parcel/Tax Map #: 54.3-1-34.003 **Assessed Value:** 299700 **Total Taxes \$:** \$5,089
Volume: 1915 **Page:** 277 **Instrument:** Deed **Deed Date:** 6/7/2018
Land Tax \$: \$2,249 **School Tax \$:** \$2,840 **Village Tax \$:** \$0 **APA:** **Special Assessments:**
Exemptions: **Documents/Exemptions:** Deed, Lead Paint, Survey, No Exemptions
Lot Dimensions: **Apx Acreage:** 9.84
Road Frontage: 1300' **Road/Lot Description:** Paved, Public, View Mountains, Wooded Lot **Zoning:**

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

Construction: Frame
Exterior: Wood
Roof: Composition
Basement/Foundation: Walkout, Concrete Perimeter
Water Heater: Electric
Heating: Oil/Hot Water
A/C/Cooling: Window Unit(s)
Electric: 200 Amps
Water/Sewer/Gas: Well Drilled, Septic

Views: Mountains, Wooded
Amenities: Kitchen, Handicap Access, Handicap Restroom
Additional Tenant Charges: None
Sale Includes: Equipment, Fixtures, Furniture

Remarks: Baxter Mountain Tavern is a popular and iconic restaurant and pub located in Keene, with great mountain views. This tavern is offered fully turnkey with all the commercial grade necessities included for the restaurateur to continue offering lunch and dinner service to the surrounding communities and those many visitors to the heart of the Adirondacks. In the warmer months clients enjoy the newly covered outdoor deck with expansive views of the 9± acres and in winter enjoy the warmth of the beautiful fireplace. There is a separate room in the dining area to host private parties. On premises is an apartment and office for rent or owner use. This is a very popular restaurant with both locals and tourists. Wonderful business opportunity!

Information Herein Deemed Reliable but Not Guaranteed
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