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\$925,000

Investors / Developers / Builders, a rare opportunity to purchase 4 approved building lots on the South Schroon River. Each lot is a riverfront lot, that will accommodate your dock. There may also be an opportunity to sub divide out more lots. Gravel was once extracted from the property during the construction of the Northway and there is still ample gravel that could be sold or used on site. This 42-acre property is just a few hundred yards below the mouth of Schroon Lake. A two-minute boat ride and you are on one of the most beautiful lakes in the Adirondacks. Schroon Lake is a 9-mile long pristine lake which is a year-round attraction for boaters, fisherman and campers. The Town of Schroon Lake features many restaurants, bars, shops, a movie theatre, a beautiful beach, and year-round activities. There is also a world renowned opera company, "The Seagle Colony". If you are looking for an Adirondack retreat, this may be the place for you. Five minutes off the Northway and you are there. SEE VIRTUAL TOUR.

MLS ID: 20222912 Status Category: Active Acreage: 42 Water Features: River

Date added: Added 2 years ago

UTILITIES

Utilities: Electric Available, Cable Available

EXTERIOR FEATURES

Road Frontage: County Road Water Features: Lake, River, Water Access, Water Front View Description: Lake Or River Lot: 1

LOCATION DETAILS

County: Out Of County

Listing Category: Lots/land Zone: Res1 Type: <u>Residential</u>

Virtual Tour: https://www.youtube.com/watch?v=AvHexYiQP60

Location: Rural

Waterfront: Lake, River Water Frontage: Yes Lot Dimensions: 42 Acres



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