



Levack Real Estate, Inc.

For Sale: \$2,995,000 Lakefront Commercial Opportunity



8 Delaware Ave, Silver Bay, NY 12874

Property Highlights

- ♦ Marina Lakefront Lake George
- ♦ New Warehouse (2013)
- ♦ New Boat Showroom
- ♦ Also Includes: 9.7 Acre parcel at Decker Hill Rd. with 7,293 Sq. Ft. Boat Storage

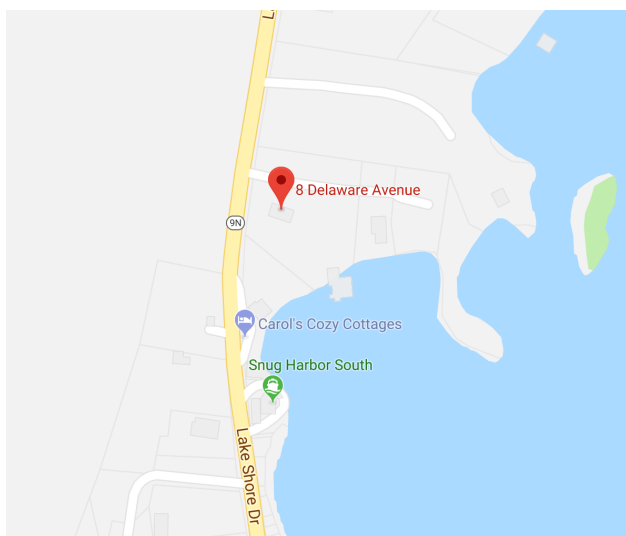


All information deemed reliable but not guaranteed.

R. Mark Levack
33 Park Street Glens Falls, NY 12801
Phone: 518-793-7600
Fax: 518-793-7869
levackrealestate.com



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Building Features

- ◆ Hacker Boat Company Marina and Storage
- ◆ New Warehouse 2013
- ◆ New Boat Showroom
- ◆ Service Shop
- ◆ Parts Storage Room
- ◆ Lounge
- ◆ Residential Apartment
- ◆ Administration Office
- ◆ Boat Ramp and Boat Launch Cane System
- ◆ Docks and Gas Pumps
- ◆ 9.7 Acre Parcel on Decker Hill Rd.

Directions:

Take Exit 24 for Bolton Landing Riverbank Road .02 Miles Turn right onto Bolton Landing Riverbank 4.7 miles. Turn left on NY 9N N 12 Miles. Turn left on Delaware Ave. on beautiful Lake George, Queen of the Lakes.



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Pictures



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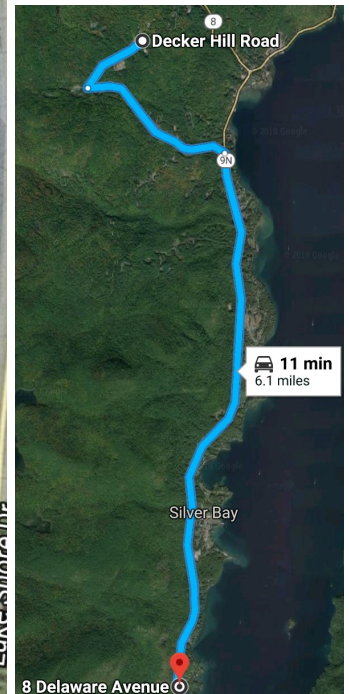
Pictures



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Aerial View



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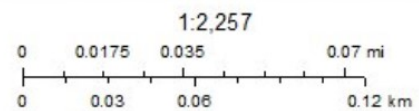
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8 Delaware Ave



February 4, 2018

- ☐ Parcels
- ☐ Town Boundaries



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Property Description Report For: 8 Delaware Ave, Municipality of Hague

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	522600
		Tax Map ID #:	93.8-1-25
		Property Class:	570 - Marina
		Site:	COM 1
		In Ag. District:	No
		Site Property Class:	570 - Marina
		Zoning Code:	07
		Neighborhood Code:	52712 - lake front
		School District:	Ticonderoga
		Total Assessment:	2018 - \$1,542,000
Total Acreage/Size:	2.04	Property Desc:	Res & Comm, Bldg. 110'ls, 235'rf 63.-1-4
Land Assessment:	2018 - \$718,400	Deed Page:	101
Full Market Value:	2018 - \$2,013,100	Grid North:	1766312
Equalization Rate:	2018 - 76.60%		
Deed Book:	5237		
Grid East:	754241		

Owners

Hacker Boat Company Inc.
8 Delaware Ave
Silver Bay NY 12874

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
8/26/2004	\$438,133	400 - Commercial	Land & Building	Morgan Estate, William J	No	No	No	5237/101

Utilities

Sewer Type:	Private	Water Supply:	Private
Utilities:	Electric		

Inventory

Overall Eff Year Built:	2014	Overall Condition:	Normal
Overall Grade:	Average	Overall Desirability:	3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0		2014	Normal	Average	9600	1
0	0	0	0		1957	Good	Average	5944	2



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Improvements

Structure	Size	Grade	Condition	Year	Replacement Cost
Stake dock	10 × 70	Average	Normal	1957	\$7,301
Stake dock	3 × 45	Average	Normal	1957	\$1,408
Stake dock	8 × 16	Average	Normal	1957	\$1,335
Stake dock	3 × 46	Average	Normal	1957	\$1,439
Stake dock	3 × 18	Average	Normal	1957	\$0
Stake dock	6 × 45	Average	Normal	1957	\$0

Special Districts for 2018

Description	Units	Percent	Type	Value
FP004-Fire protection	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
2017	County	\$29,953.89
2016	County	\$7,793.26
2016	School	\$20,173.39

***Taxes reflect exemptions, but may not include recent changes in assessment.**



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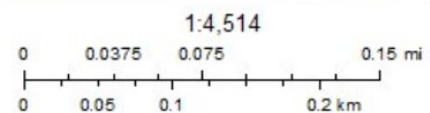
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Decker Hill Rd.



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Property Description Report For: Decker Hill Rd, Municipality of Hague

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	522600
		Tax Map ID #:	25.4-1-38
		Property Class:	570 - Marina
		Site:	COM 1
		In Ag. District:	No
		Site Property Class:	570 - Marina
		Zoning Code:	07
		Neighborhood Code:	52701 - rural
		School District:	Ticonderoga
		Total Assessment:	2018 - \$476,700
Total Acreage/Size:	9.70	Property Desc:	Vac 491'fr. 20.-1-13.3
Land Assessment:	2018 - \$34,700	Deed Page:	112
Full Market Value:	2018 - \$622,300	Grid North:	1793058
Equalization Rate:	2018 - 76.60%		
Deed Book:	5237		
Grid East:	752695		

Owners

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Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
8/26/2004	\$96,176	400 - Commercial	Land & Building	Morgan Estate, William J	No	No	No	5237/112
8/17/2002	\$35,000	311 - Res vac land	Land Only	Waters, Matthew H	Yes	Yes	No	1283/1

Utilities

Sewer Type:	Private	Water Supply:	Private
Utilities:	Electric		

Inventory

Overall Eff Year Built:	1975	Overall Condition:	0
Overall Grade:		Overall Desirability:	3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0		1975	Normal	Average	7293	1



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Special Districts for 2018

Description	Units	Percent	Type	Value
FP004-Fire protection	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
2017	County	\$9,260.05
2016	County	\$2,409.25
2016	School	\$6,236.48

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President



For 30 years, real estate has been our passion. Our focus has been on Glens Falls, Queensbury, Lake George, and the rest of the southern Adirondack region of New York. We pride ourselves on customer service and making sure that we find the right property for you. From commercial investment opportunities to residential homes, our professional agents will make sure you are taken care of.

Our community-minded real estate practice was founded in 1988 when Mark and Paige Levack opened the door with then partner, Pat Burke. After Pat's retirement, the focus of the practice shifted towards commercial real estate in 2000.

This is our birthplace and we care deeply for preserving the highest residential quality of life while simultaneously balancing the needs of the development community. Smart growth is not just a catch phrase, it is our mission.

So whether you're looking for properties in Warren, Washington, or Saratoga Counties that may consist of vacant land, commercial buildings, or your next dream home, Levack Real Estate will work to get you more by leveraging our years of experience as professional brokers.

We would be honored to represent you.



Levack Real Estate, Inc.

“Professional Realtors for a growing community”

