



Levack Real Estate, Inc.

Historic Adirondack Country Inn: \$2,150,000



The Merrill Magee Inn and Bistro

Property Highlights

- ◆ Beautiful Country Inn, Located inside the southern gateway to the Adirondacks.
- ◆ Listed on National Register of Historic places.
- ◆ Inn/Bistro located on 4+ acres of beautiful scenery in the Adirondacks.
- ◆ Remarkably restored at a cost of over \$2M.
- ◆ Just minutes away from Lake George.



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All information deemed reliable but not guaranteed.



3 Hudson St., Warrensburg. NY 12855



Building Features

- ◆ Built in 1835
- ◆ Listed on national register of historic places
- ◆ 10 Room inn/ guest house
- ◆ Natural wood burning fireplace's throughout
- ◆ 1.5 story timber frame main dinning room addition
- ◆ Radiant heat throughout tavern/restaurant
- ◆ Quality concrete stained & waxed floor
- ◆ Purchased & renovated at a cost of over \$2M
- ◆ 75 seats in the main dining room
- ◆ Farm to table restaurant
- ◆ Event grounds with toilet rooms
- ◆ Estimated taxes: \$29,665.21

Directions:

I 87 to Exit 23, Take U.S. 9 N to Hudson St. in Warrensburg. Merrill Magee Inn located in center of town.



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History



The property that is now known as the historic Merrill Magee Inn has been a focal point in Warrensburg Lake George NY history for 176 years, since 1839.

In 1981, Ken and Florence Carrington purchased the remainder of Grace Merrill Magee's estate (house, pool & gardens) and converted what had always been a private home into a traditional country inn. Grace was the longest resident of the house and the last of her distinguished line. She lived to be 91 and like her mother she was devoted to maintaining the house and grounds as her grandfather Stephen Griffin II had left them. Stephen Griffin II (1812 – 1893) was a prominent lumberman and owned extensive mill properties and timber lands. In 1880 he built a tannery in Hamilton County near the town of Wells. A town grew up around the mill – now a ghost town – it was named Griffin. There is a book called "Griffin Ghost Town of the Adirondacks" by O. Girard who tells what it was like to grow up there.

In 1875 he was a member of the state legislature and twice held office of town supervisor. "During his active life he did as much for Warrensburgh as any man who ever lived there, giving employment to many and never turning away an appeal."

Stephen Griffin II was named for his grandfather Stephen Griffin I. Stephen Griffin I was born Jan 22, 1754 and died March 1, 1841. As a young man he served in the Army of the Revolution with the rank of Ensign. In the winter of 1780 he was stationed at Valley Forge. What must have been a welcome change came on May 29th when his brigade was ordered to proceed to Albany. They were then ordered to march to West Point at once. There in September, Stephen was an actor in one of the most dramatic episodes of the Revolution, the treason of Benedict Arnold and the capture and execution of Major Andre. His part was to guard Joshua Smith, the man who made possible the secret meeting between Arnold and Andre. The following excerpt from Stephen's journal is an exact copy and the language and spelling are his...

Munday Camp Orange town Sepr 25 1780

this evening the whole of the army was under arms about 12 o'clock at Night and Everything in Readiness to March at a Moments Warning Genl Wain (Wayne) Marched with his Brigade and all the Pennsylvania troops and we was informed that Genl Arnold had sold West Point and all the Stores and that our People had taken the Adit Gen'l (Andre) of the British army as a spie and Gen'l Arnold hearing of the Maid his escape to New York as he had sold the fort for three Hundred Thousand Pounds Sterling...

Munday Camp Octr 2 1780 Orange town this day at 12 o'clock the Adj't Gen'l was hanged there was two battalions attended his Execution as well as a great Number of Spectators...

Stephen Griffin I's journal was recovered and restored by Mary Griffin Merrill (Grace's Mother). She donated the original document to the Col. Strong Museum in Vergennes, VT.

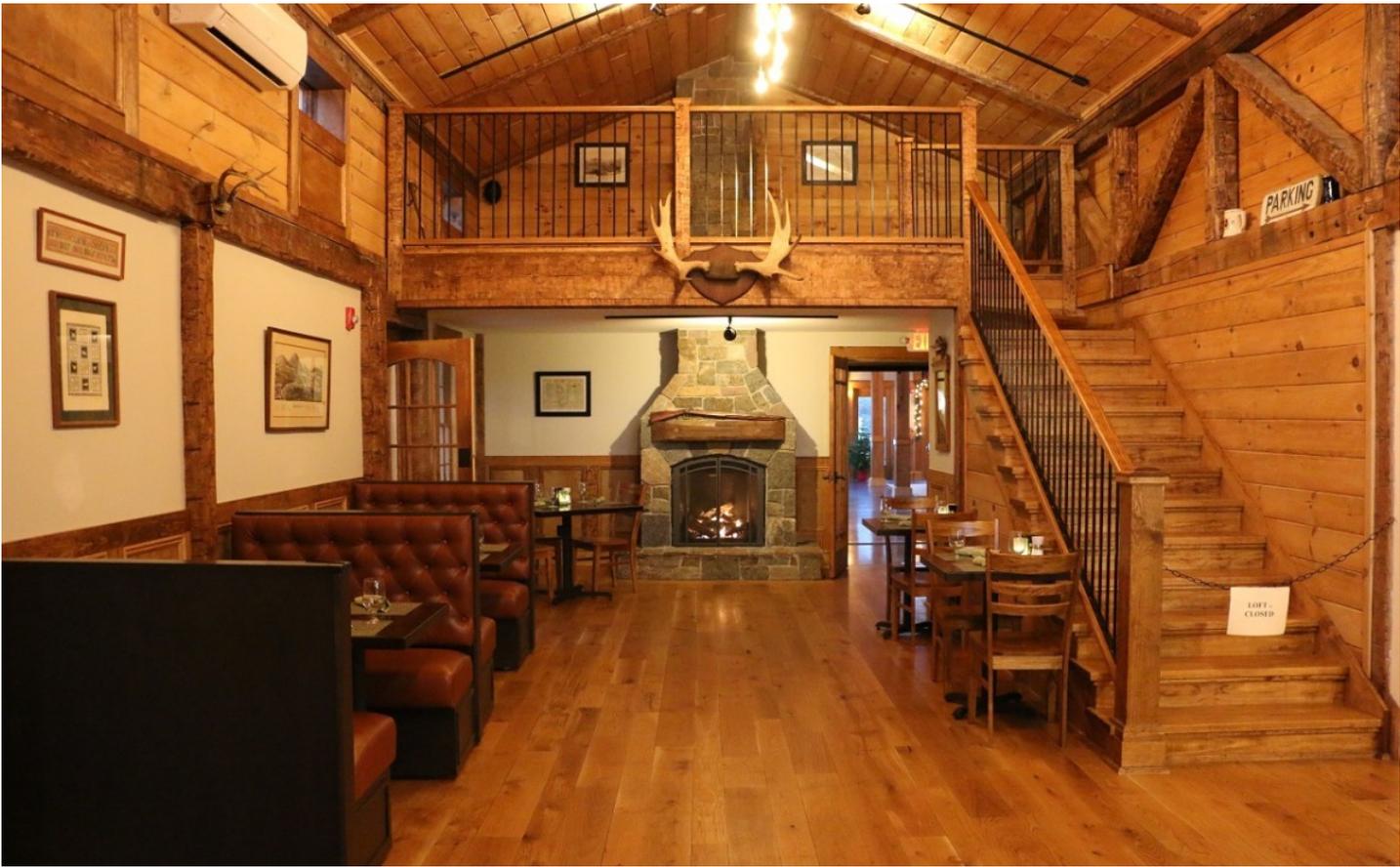
Because the history of this house and its occupants is so much a part of the history of our country and the town we have made every effort to maintain the house, as it had been in the past, for your enjoyment. We take great pride in having the house on the National Register of Historic Places.

As you look around you can see how the house grew as the family grew and prospered. When Stephen Griffin II purchased the property in 1839 there was a small existing house. The portion is now the tavern and lounge, later in the 1850's he added the Greek Revival front and still later in the 1920's Grace added the back section where we have a large dining room. That is the oldest part of the house dating to 1812 but was brought here from an earlier homestead several miles away. It was used as a summer kitchen and wood shed till we converted it for dining. Grace was also responsible for adding the swimming pool in 1928. This pool is reported to be the oldest private pool in New York.











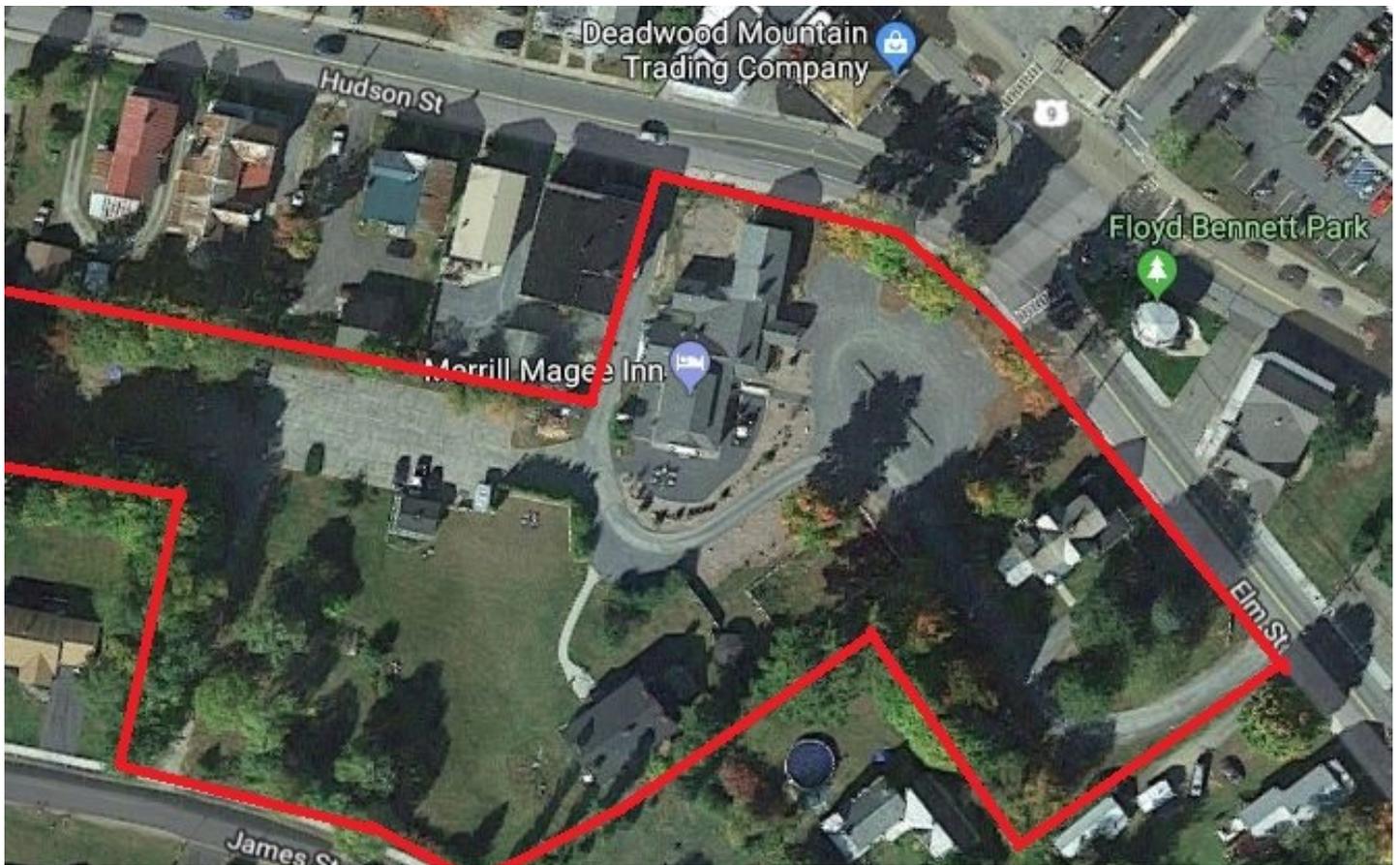








Aerial View



Victorian two unit rental property



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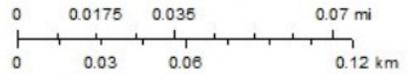
Merrill Magee Inn



March 27, 2018

- Override 1
- Parcels
- Town Boundaries

1:2,257



Levack Real Estate, Inc.

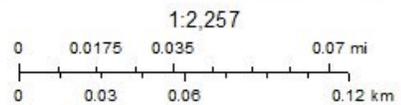
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66 Elm Street Warrensburg NY



March 14, 2018

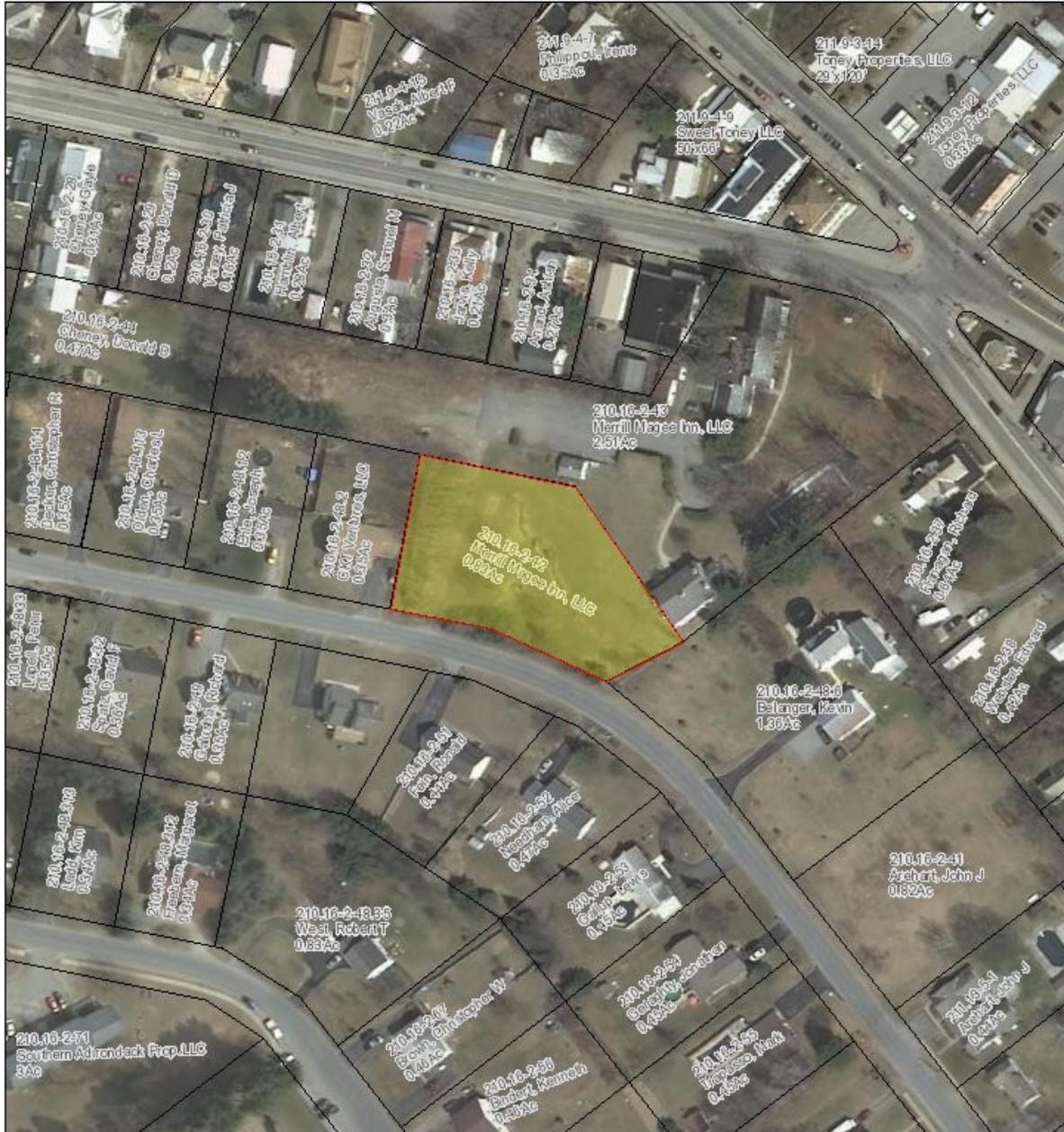
- Parcels
- Town Boundaries



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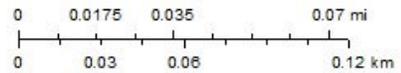
James Street Warrensburg



March 14, 2018

- Parcels
- Town Boundaries

1:2,257



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Property Description Report For: 3 Hudson St, Municipality of Warrensburg

No Photo Available

| | | | |
|-----------------------------|---------------------|-----------------------|--|
| Status: | Active | Property Desc: | Restaurant and B&B Lodging 37.-1-11.6 |
| Roll Section: | Taxable | Deed Page: | 311 |
| Swis: | 524000 | Grid North: | 1699595 |
| Tax Map ID #: | 210.16-2-43 | | |
| Property Class: | 421 - Restaurant | | |
| Site: | COM 1 | | |
| In Ag. District: | No | | |
| Site Property Class: | 421 - Restaurant | | |
| Zoning Code: | 01 | | |
| Neighborhood Code: | 40580 - Main St BIC | | |
| School District: | Warrensburg | | |
| Total Assessment: | 2017 - \$1,370,000 | | |
| Total Acreage/Size: | 2.51 | | |
| Land Assessment: | 2017 - \$110,200 | | |
| Full Market Value: | 2017 - \$1,370,000 | | |
| Equalization Rate: | 2017 - 100.00% | | |
| Deed Book: | 4941 | | |
| Grid East: | 683894 | | |

Sales

| Sale Date | Price | Property Class | Sale Type | Prior Owner | Value Usable | Arms Length | Addl. Parcels | Deed Book and Page |
|-----------|-----------|------------------|-----------------|----------------------------|--------------|-------------|---------------|--------------------|
| 2/13/2014 | \$375,000 | 421 - Restaurant | Land & Building | Ballston Spa National Bank | No | No | Yes | 4941/311 |
| 12/6/2012 | \$380,994 | 421 - Restaurant | Land & Building | Smith, Stuart C | No | No | Yes | 4644/11 |
| 10/9/2008 | \$1 | 421 - Restaurant | Land Only | Brown Suds, LLC | No | No | Yes | 3725/154 |
| 4/18/2006 | \$789,210 | 421 - Restaurant | Land & Building | The, Merrill Magee House | Yes | Yes | No | 1505/215 |
| 7/29/1999 | \$500,000 | 421 - Restaurant | Land & Building | Carrington, Kenneth | No | No | No | 1125/216 |

Utilities

| | | | |
|--------------------|-------------|----------------------|-------------|
| Sewer Type: | Comm/public | Water Supply: | Comm/public |
| Utilities: | Electric | | |

Inventory

| | | | |
|--------------------------------|------|------------------------------|------|
| Overall Eff Year Built: | 2015 | Overall Condition: | Good |
| Overall Grade: | Good | Overall Desirability: | 3 |



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Buildings

| AC% | Sprinkler% | Alarm% | Elevators | Basement Type | Year Built | Condition | Quality | Gross Floor Area (sqft) | Stories |
|-----|------------|--------|-----------|---------------|------------|-----------|---------------|-------------------------|---------|
| 100 | 100 | 100 | 0 | Unfinished | 2015 | Good | Above Average | 6012 | 2 |

Improvements

| Structure | Size | Grade | Condition | Year | Replacement Cost |
|---------------|--------------|---------|-----------|------|------------------|
| Porch-covered | 144.00 sq ft | Good | Normal | 1839 | \$6,620 |
| Porch-covered | 75.00 sq ft | Good | Normal | 2015 | \$4,513 |
| Shed-finishd | 360.00 sq ft | Average | Normal | 1960 | \$13,849 |

Special Districts for 2017

| Description | Units | Percent | Type | Value |
|----------------------------|-------|---------|------|-------|
| FD006-Fire | 0 | 0% | | 0 |
| LT013-Lighting | 0 | 0% | | 0 |
| SE001-Sewer cnty dist no 1 | 0 | 0% | | 0 |
| SE014-Warrensburg sewer 1 | 0 | 0% | | 0 |
| WT022-Wrsbg water no.1 | 0 | 0% | | 0 |

Exemptions

| Year | Description | Amount | Exempt % | Start Yr | End Yr | V Flag | H Code | Own % |
|------|-------------|-----------|----------|----------|--------|--------|--------|-------|
| 2017 | BUS INV PR | \$438,750 | 0 | 2016 | 2025 | | | 0 |

Taxes

| Year | Description | Amount |
|------|-------------|-------------|
| 2018 | County | \$10,272.22 |
| 2017 | County | \$9,913.07 |
| 2017 | School | \$19,392.99 |

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



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Property Description Report For: James St, Municipality of Warrensburg

No Photo Available

| | | | |
|----------------------------|-----------------|-----------------------------|-------------------|
| Total Acreage/Size: | 0.83 | Status: | Active |
| Land Assessment: | 2017 - \$45,000 | Roll Section: | Taxable |
| Full Market Value: | 2017 - \$45,000 | Swis: | 524000 |
| Equalization Rate: | 2017 - 100.00% | Tax Map ID #: | 210.16-2-42 |
| Deed Book: | 4941 | Property Class: | 330 - Vacant comm |
| Grid East: | 683847 | Site: | RES 1 |
| | | In Ag. District: | No |
| | | Site Property Class: | 330 - Vacant comm |
| | | Zoning Code: | 01 |
| | | Neighborhood Code: | 40565 |
| | | School District: | Warrensburg |
| | | Total Assessment: | 2017 - \$45,000 |
| | | Property Desc: | Vacant 37.-5-7 |
| | | Deed Page: | 311 |
| | | Grid North: | 1699484 |

Area

| | | | |
|-------------------------------|-----------|----------------------------------|-----------|
| Living Area: | 0 sq. ft. | First Story Area: | 0 sq. ft. |
| Second Story Area: | 0 sq. ft. | Half Story Area: | 0 sq. ft. |
| Additional Story Area: | 0 sq. ft. | 3/4 Story Area: | 0 sq. ft. |
| Finished Basement: | 0 sq. ft. | Number of Stories: | 0 |
| Finished Rec Room | 0 sq. ft. | Finished Area Over Garage | 0 sq. ft. |

Structure

| | | | |
|-----------------------------|---|---------------------------------|--------------|
| Building Style: | 0 | Bathrooms (Full - Half): | 0 - 0 |
| Bedrooms: | 0 | Kitchens: | 0 |
| Fireplaces: | 0 | Basement Type: | 0 |
| Porch Type: | 0 | Porch Area: | 0.00 |
| Basement Garage Cap: | 0 | Attached Garage Cap: | 0.00 sq. ft. |
| Overall Condition: | 0 | Overall Grade: | |
| Year Built: | | | |

Sales

| Sale Date | Price | Property Class | Sale Type | Prior Owner | Value Usable | Arms Length | Addl. Parcels | Deed Book and Page |
|-----------|-------|----------------|-----------|-------------|--------------|-------------|---------------|--------------------|
|-----------|-------|----------------|-----------|-------------|--------------|-------------|---------------|--------------------|



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| 2/13/2014 | \$375,000 | 330 - Vacant comm | Land & Building | Ballston Spa National Bank | No | No | Yes | 4941/311 |
| 12/6/2012 | \$380,994 | 330 - Vacant comm | Land & Building | Smith, Stuart C | No | No | Yes | 4644/11 |
| 10/9/2008 | \$1 | 330 - Vacant comm | Land Only | Brown Suds, LLC | No | No | Yes | 3725/154 |
| 4/18/2006 | \$60,790 | 311 - Res vac land | Land Only | The, Merrill Magee House | No | No | No | 1505/219 |
| 7/29/1999 | \$1 | 311 - Res vac land | Land Only | Carrington, Kenneth | No | No | No | 1220/97 |

Utilities

| | | | |
|--------------------|----------|----------------------|-------------|
| Sewer Type: | None | Water Supply: | Comm/public |
| Utilities: | Electric | Heat Type: | 0 |
| Fuel Type: | 0 | Central Air: | No |

Improvements

| Structure | Size | Grade | Condition | Year | Replacement Cost |
|-----------|------|-------|-----------|------|------------------|
|-----------|------|-------|-----------|------|------------------|

Special Districts for 2017

| Description | Units | Percent | Type | Value |
|------------------------|-------|---------|------|-------|
| FD006-Fire | 0 | 0% | | 0 |
| LT013-Lighting | 0 | 0% | | 0 |
| WT022-Wrsbg water no.1 | 0 | 0% | | 0 |

Exemptions

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

Taxes

| Year | Description | Amount |
|------|-------------|----------|
| 2018 | County | \$399.84 |
| 2017 | County | \$393.59 |
| 2017 | School | \$637.00 |

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



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Kitchen Equipment List

| ITEM No. | Description | Quantity | Manufacturer | Model No. | Installation | | Remarks |
|----------|--|----------|---------------|------------------|--------------|--------------------------|--|
| | | | | | Year | Dimensions | |
| 1 | Walk-In Freezer | 1 | Kolpak | A031171R4 | 2015 | 7'-9" x 5'-10" x 8'-6" | |
| 2 | Walk-In Freezer Evaporator | 1 | Kolpak | EL16-46-2EC-PR-4 | 2015 | | 208-230V/1Ø, 46 amps |
| 3 | Refrigeration System/Condenser (-10°F) | 1 | Kolpak | PC149L0P-3 | 2015 | | 208-230V/3Ø, 7.1 amps, 1.5 HP condense unit |
| 4 | Walk-In Cooler Evaporator | 1 | Kolpak | IM26-87-1EC-PR-4 | 2015 | | 115V/1Ø, 1.8 amps |
| 5 | Remote Refrigeration System (35°F) | 1 | Kolpak | PC100MOP-3 | 2015 | | 208-230V/3Ø, 6.5 amps |
| 6 | Epoxy Wire Freezer Shelving | various | Centaur | various | 2015 | | |
| 7 | Epoxy Wire Cooler Shelving | various | Centaur | various | 2015 | | |
| 8 | Walk-In Cooler | 1 | Kolpak | A031175R4 | 2015 | 12'-6.5" x 9'-8" x 8'-6" | |
| 9 | Ice Cuber - 575-lb capacity/24 hrs | 1 | Hoshizaki | KML-631MAH | 2015 | | 208-230V/1Ø, 7.6 amps, air cooled, water filters |
| 10 | HD Range 18" Hot Top | 1 | Southbend | P18C-F | 2015 | | with gas regulator and connectors, max capacity 500,000 BTU |
| 11 | Reach-In Refrigerator | 1 | Turbo-Air | TSR-23SD | 2-015 | 23 cubic feet capacity | stainless steel |
| 12 | Work Table/ back splash, stainless steel | 1 | Advanc Tabco | KSS-300 | | 30" wide, 30" long | undershelf |
| 13 | Bench Planetary Mixer, 20 quart cap, 3 speed | 1 | Vollrath | 40757 | 2015 | | attachments for grinding, mixing, beater, 1/2 HP, 8 amps |
| 14 | Fryer, HD floor model | 1 | Pitco | SG14S-SSTC | 2015 | | 110,000 BTU |
| 15 | Electric Hot Food Serving Counter on casters | 1 | Delfield | EHE136C | 2015 | 36"x 12"x20" | 120V/1Ø, 20 amps |
| 16.1 | Refrigerated Sandwich Unit | 1 | Delfield | 4448N-18M | 2015 | 48" wide, 16 cubic feet | 1150V/1Ø, 7.2 amps |
| 16.2 | Work Table/ back splash, stainless steel | 1 | Advanc Tabco | SS-308 | 2015 | 30' wide, 96' long | with many accessories, water connection, undershelf |
| 16.3 | Work Counter/backsplash, stainless steel | 1 | Advanc Tabco | EK-SS-247 | 2015 | 24"x 84" | |
| 16.4 | Work Counter/backsplash, stainless steel | 1 | Advanc Tabco | EK-SS-247M | 2015 | 24"x 84" | heat lamp |
| 16.5 | Heat Lamp - Infrared Foodwarmer | 1 | Hatco | GRA-48 | 2015 | 48" | 120V/1Ø, 800 watts |
| 17 | Meat Slicer | 1 | Berkel | 829E-PLUS | 2015 | | manual, 1 speed, 14" dia. Knife edge, 1/2 HP, accessories |
| 18 | Range, 60", 8 Open Burners | 1 | Southbend | 4601DD-7R | 2015 | 60" | with gas regulator and connectors, 382,000 BTU |
| 19 | Range, 36", 6 Open Burners | 1 | Southbend | 4364D | 2015 | 36" | with gas regulator and connectors, 243,000 BTU |
| 20 | Convection Oven | 1 | Southbend | SLGS/22SC | 2015 | 37" x 30" x 35.5" | 120V/1Ø, 1/2 HP fan/motor, 144,000 BTU |
| 21 | HD Gas Deck Broiler | 1 | Southbend | P32D-3240 | 2015 | 32" | gas connection, 149,000 BTU |
| 22 | Exhaust Hood | 1 | CaptiveAir | 6012SND-2-PSP-F | 2015 | 19' with risers | 3Ø electrical w/2 exhaust fans, 1 supply fan |
| 23 | Exhaust Fan | 1 | CaptiveAir | NCAF14FA | 2015 | | 1 HP, 3Ø 208V, centrifugal upblast fan with 15.75" dia wheel |
| 23.1 | Exhaust Fan | 1 | CaptiveAir | NCAF14FA | 2015 | | 1 HP, 3Ø 208V, centrifugal upblast fan with 15.75" dia wheel |
| 23.2 | Exhaust Ducting | 2 | N/A | N/A | 2015 | | custom installed by contractor |
| 24 | Heated Make Up Air | 1 | CaptiveAir | A2D.500-G15 | 2015 | | LP gas fired at 249500 BTUs, 3300 CFM supply fan, 2 HP motor : |
| 24.1 | Supply Duct | 1 | N/A | N/A | 2015 | | custom installed by contractor |
| 25 | Fire Suppression System | 1 | CaptiveAir | ANSUL R-102 | 2015 | | 3 gal wall mounted |
| 27 | Work Table (1 EA REQ'D) Expanding Adapter | 1 | Advance Tabco | SS-306 | 2015 | 72" x 30" | |
| 28 | Work Table (1 EA REQ'D) | 1 | Advance Tabco | KSS-3010 | 2015 | 120" x 30" | with drawer, sink welded into top |



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|----------|----------------------------------|----------|--------------------------|--|--------------|-----------------------|--|
| | | | | | Year | Dimensions | |
| 29 | Wire Wallshelf | 1 | Advance Tabco | Wallshelf | 2015 | 72" x 14" | with shelving |
| 30 | Handsink | 2 | Advance Tabco | 7-PS-50 | 2015 | 14" x 10" x 5" deep | |
| 32 | Wire Wall Shelving | 1 | Advance Tabco | 2 EC-1430-X 1 ABM2-14-X 1 AB2-14-X | 2015 | 30" x 14" | with shelving |
| 33 | Refrigerated Merchandiser | 1 | Turbo Air | TGM-48R | 2015 | 48 cu. Ft. | 115v/1Ø, 10.9 amps |
| 34 | Soiled Dishable | 1 | Advance Tabco | DTS-D30-84L | 2015 | L-shape, 83" x10 1/2" | pre-rinse sink |
| 35 | Dishwasher, Door Type | 1 | Hobart | AM15VLT-2 | 2015 | | 40 racks per hr, 208V/3Ø ENERGY STAR |
| 36 | Work Table | 1 | Advance Tabco | SS-245 | 2015 | 60" x 24" | with undershelf |
| 38 | Clean Dish Table | 1 | Advance Tabco | DTC-S30-120R | 2015 | 119" x 30" | |
| 40.a | Chrome Wire Dry Storage Shelving | 5 | Centaur | C2130C | 2015 | 30" x 21" | |
| 40.b | Chrome Wire Dry Storage Shelving | 5 | | C2142C | 2015 | 42" x 21" | |
| 41 | Wire Wall Shelving | 1 | Advance Tabco | EC-1460-X | 2015 | 60" x 14" | |
| 42 | Work Table | 1 | Advance Tabco | KSS-305 | 2015 | 60" x 30" | with undershelf |
| 43 | Commercial Microwave Oven | 1 | Amana | RFS12TS | 2015 | 1200 watts, 1.2 cu ft | 120v/1Ø, 15amps, programmable |
| 44 | Double Tier Wire Wall Shelving | 2 | Advance Tabco | EC-1460-X | 2015 | 60" x 14" | |
| 45 | Kettle/Pot Filler Faucets | 2 | T&S Brass & Bronze Works | B-0606 | 2015 | | |
| 47 | Coffee Brewer | 1 | Bloomfield | 8540D2F | 2015 | | with faucet and waterline strainer, 120V/1Ø, 14 amps |
| 48.a | Chrome Wire Dry Storage Shelving | 15 | Centaur | C2448C | 2015 | 48" x 24" | |
| 48.b | Chrome Wire Dry Storage Shelving | 15 | Centaur | C2454C | 2015 | 54" x 24" | |
| 49 | Mop Sink | 1 | Advance Tabco | 9-OP-40 | 2015 | 20" x 16" x 12" deep | with service faucet, floor mounted |
| 50 | Hose Reel System | 1 | T&S Brass & Bronze Works | B-7233-05 | 2015 | 35' long hose | front trigger nozzle, check valve |

*Financial Information Available Upon Request And Receipt of Non Disclosure Agreement.



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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”

