



# Levack Real Estate, Inc.

**For Sale: \$382,000 Turn Key Restaurant Opportunity**



**109 & 111 Main St. Greenwich, NY 12834**

## Property Highlights

- ♦ Turn Key restaurant/bar opportunity!
- ♦ 2,594 SF Restaurant with 2 leased apartments!
- ♦ 2 Building assemblage located on the prime commercial corner in Greenwich!
- ♦ Sale includes the building, land and inventory at 109 Main St. and 111 Main St.

Nicholas Ketter  
33 Park Street  
Glens Falls, NY 12801  
Phone: 518-307-7824  
Email: [ketternic@gmail.com](mailto:ketternic@gmail.com)

*All information deemed reliable but not guaranteed.*





## 109 & 111 Main St. Greenwich, NY 12834



### Building Features

- ◆ 2,592 SF Restaurant
- ◆ 50 Seat (not including bar) turn key opportunity
- ◆ 2 Apartments at \$825 and \$835 per month
- ◆ Upstairs balcony room for additional seating, gallery, or convertible into another apartment
- ◆ 15 Minutes east of Saratoga Springs
- ◆ 2 restrooms, 1 handicap accessible
- ◆ Sale includes all furniture, appliances, pots, pans, dishes, equipment
- ◆ Natural wood throughout, well maintained
- ◆ Estimated taxes: \$8,145.19

### Directions:

Take I 87 to exit 14. Head east. Left on Stafford bridge and then right onto NY Rt. 29. Take Rt. 29 for 11 miles and property is located at the 4 way intersection on Rt. 29 in the Village of Greenwich.



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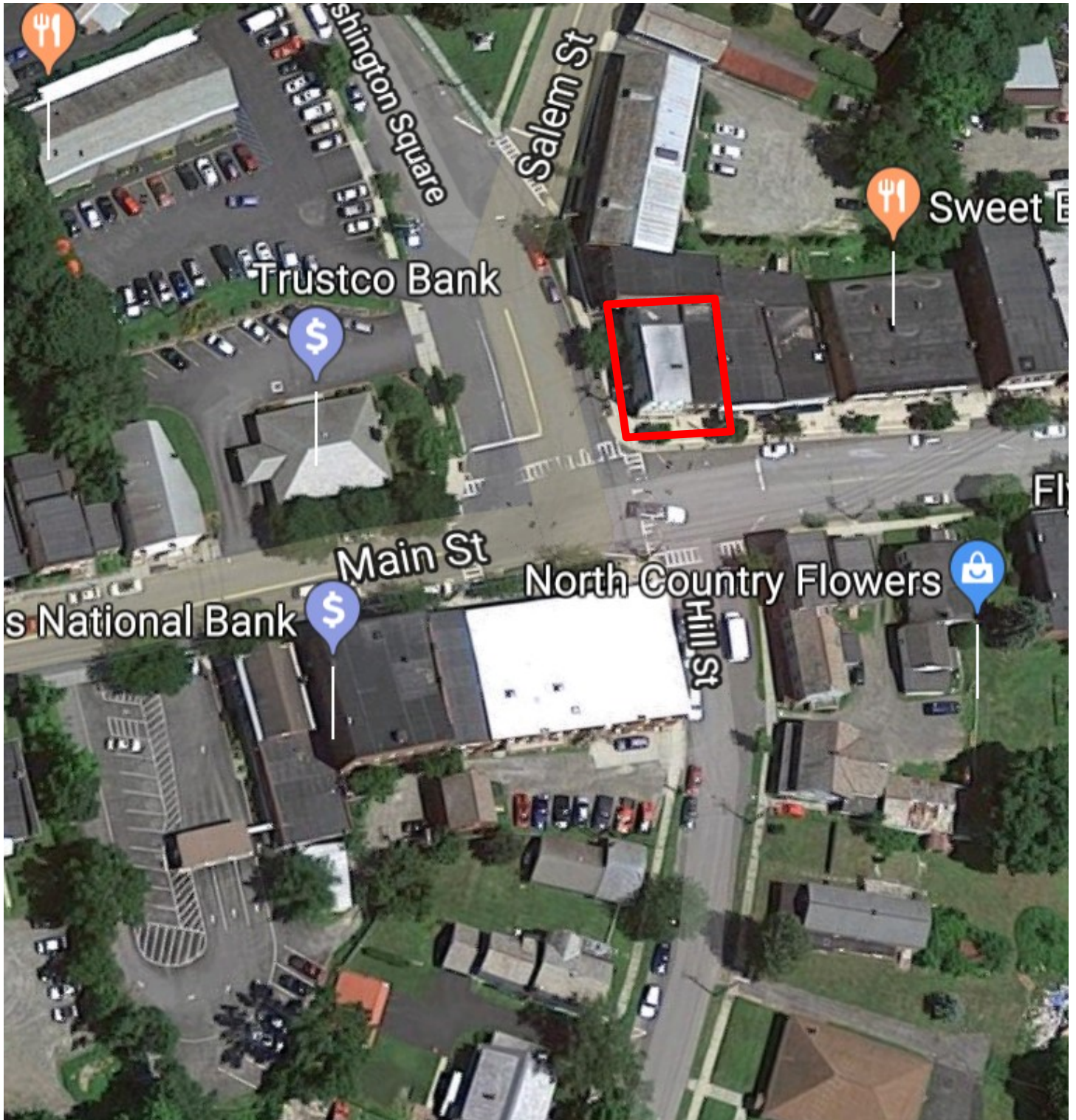


Space Above Restaurant





## Aerial View



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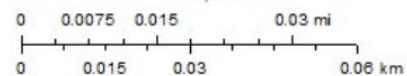
# 111 Main St.



May 23, 2018

- |  |                   |  |              |  |                        |
|--|-------------------|--|--------------|--|------------------------|
|  | Hamlets           |  | State Road   |  | Fairground             |
|  | Villages          |  | County Road  |  | Town and Village Halls |
|  | Towns             |  | Town Road    |  |                        |
|  | Parcels           |  | Village Road |  |                        |
|  | Land Hooks        |  | Private Road |  |                        |
|  | Washington County |  | Airports     |  |                        |

1:1,128



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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## Property Description Report For: 111 Main St, Municipality of V. Greenwich, Greenwich



**Total Acreage/Size:** 55 x 39  
**Land Assessment:** 2018 - Tentative  
\$3,400  
2017 - \$3,400  
**Full Market Value:** 2018 - Tentative  
\$131,000  
2017 - \$131,000  
**Equalization Rate:** 2018 - Tentative  
100.00%  
2017 - 100.00%  
3358  
759450

**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 533401  
**Tax Map ID #:** 237.5-4-21  
**Property Class:** 481 - Att row bldg  
**Site:** COM 1  
**In Ag. District:** No  
**Site Property Class:** 481 - Att row bldg  
**Zoning Code:** COM01  
**Neighborhood Code:** 40140  
**School District:** Greenwich  
**Total Assessment:** 2018 - Tentative  
\$131,000  
2017 - \$131,000

**Property Desc:** Rest/apt  
**Deed Page:** 188  
**Grid North:** 1552484

### Owners

MK 111 Main Property LLC  
64 Gray Ave  
Greenwich NY 12834

### Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
12/18/2013	\$0	480 - Mult-use bld	Land & Building	Brown, Mary Catherine	No	No	No	3358/188

### Utilities

<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Electric		

### Inventory

<b>Overall Eff Year Built:</b>	0	<b>Overall Condition:</b>	Normal
<b>Overall Grade:</b>	Average	<b>Overall Desirability:</b>	3



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## Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0	Unfinished	1900	Normal	Average	3276	3

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## Improvements

Structure	Size	Grade	Condition	Year
Porch-open/deck	36 x 4	Average	Normal	1980

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## Special Districts for 2018 (Tentative)

*No information available for the 2018 roll year.*

## Special Districts for 2017

*No information available for the 2017 roll year.*

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## Exemptions

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

Year	Description	Amount
2018	County	\$1,042.76
2017	County	\$1,030.97
2017	School	\$2,269.92
2017	Village	\$1,463.60

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

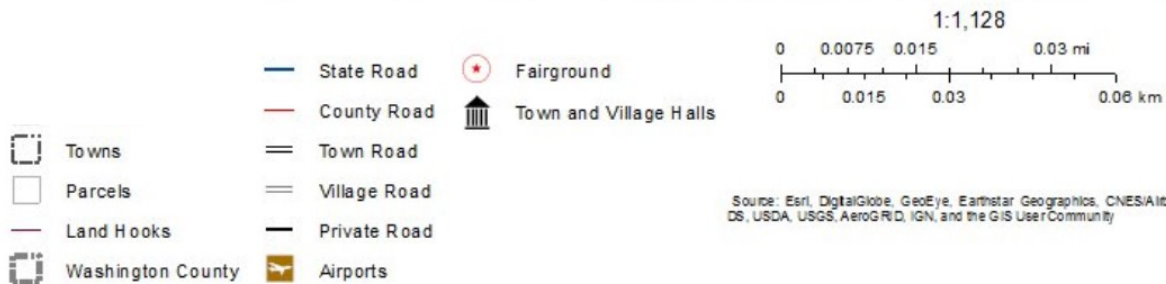


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# 109 Main St.



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## Property Description Report For: 109 Main St, Municipality of V. Greenwich, Greenwich



**Total Acreage/Size:** 20 x 55  
**Land Assessment:** 2018 - Tentative  
\$2,600  
2017 - \$2,600  
**Full Market Value:** 2018 - Tentative  
\$92,400  
2017 - \$92,400  
**Equalization Rate:** 2018 - Tentative  
100.00%  
2017 - 100.00%  
**Deed Book:** 3358  
**Grid East:** 759466

**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 533401  
**Tax Map ID #:** 237.5-4-22  
**Property Class:** 481 - Att row bldg  
**Site:** COM 1  
**In Ag. District:** No  
**Site Property Class:** 481 - Att row bldg  
**Zoning Code:** COM01  
**Neighborhood Code:** 40140  
**School District:** Greenwich  
**Total Assessment:** 2018 - Tentative  
\$92,400  
2017 - \$92,400  
**Property Desc:** restaurant  
**Deed Page:** 184  
**Grid North:** 1552463

### Owners

MK 109 Main Property LLC  
64 Gray Ave  
Greenwich NY 12834

### Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
12/18/2013	\$0	481 - Att row bldg	Land & Building	Kinsella, Maureen	No	No	No	3358/184

### Utilities

**Sewer Type:** Comm/public  
**Utilities:** Electric  
**Water Supply:** Comm/public

### Inventory

**Overall Eff Year Built:** 0  
**Overall Grade:** Average  
**Overall Condition:** Normal  
**Overall Desirability:** 3



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## Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0	Unfinished	1900	Normal	Average	2080	2

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## Improvements

Structure	Size	Grade	Condition	Year
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## Special Districts for 2018 (Tentative)

*No information available for the 2018 roll year.*

## Special Districts for 2017

*No information available for the 2017 roll year.*

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## Exemptions

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

Year	Description	Amount
2018	County	\$735.50
2017	County	\$727.19
2017	School	\$1,601.07
2017	Village	\$1,032.34

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



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## Nicholas Ketter

Licensed Realtor



### Agent Bio:

Nicholas Ketter is a Licensed Real Estate Salesperson and a member of the National Association of Realtors.

Nic grew up in Queensbury, graduating from Queensbury Highschool in 2012. Nic then went down to the University at Albany to play football and attend their School of Business. Nic served as a two-time captain of the D1-AA Football team, graduated Summa Cum Laude in 2016 and graduated with his M.B.A. from the University at Albany in 2018. Nic is a highly motivated agent just embarking on his professional career and it would be an honor for him to represent you.



# Levack Real Estate, Inc.

“Professional Realtors for a growing community”

