

**Property Type Income**



5696 St Hwy 5, Palatine Bridge, New York 13428  
 Phone: 518-673-5482 Fax: 518-673-5816



Status:	Active	Closing Date:		DOM:		Basement:	
Address:	4993 St. Hwy 29	List Price:	135,000	Exterior:	Clap board	Windows:	thermo
City/Town:	Johnstown, NY	Village:		Org Price:	220,000	Roof:	Asphalt shingles
County:	Fulton County	Locale:		Sld Price:		Garage:	
School Dist:	Johnstown, NY	Projected School:		Map:	145-1-85	Style:	

Unit Loc	#RM	#BR	FB/PB	OCC	Avail	M Rent	Owner Furnishers	Appliances
Unit 1:								Stoves:
Unit 2:								Refrigerators:
Unit 3:								Dishwashers:
Unit 4:								Washers:
Unit 5:								Dryers:
Unit 6:								A/C:
Unit 7:								Age:
Unit 8:								

  

Remarks:	High traffic location, corner Rtes 29 & 10 to Adirondacks & Lake region, presently closed due to owner health, was restaurant, convenience store & gift shop. Upstairs has sleeping quarters, all restaurant equipment and dining furniture included. There is a large half circular bar, 2 dining rooms, patio for outdoor eating.	Condition:	Good
Directions:	Route 10 north, or Rte 29 west to intersection just beyond Rockwood. Restaurant on corner (Royal Mtn Inn)	Lot Size:	2+ acres
Heat Sys:	forced hot air	Description:	corner, woods
Heat Fuel:		Acres:	2+ acres
Cooling:		Above Gr SqFt:	2569
Water:	drilled well	Below Gr SqFt:	
Sewer:			

Expenses		Annual Taxes		Annual Income	
Oil:		General:	see below.	Rental:	
Electric:		Village:		Other:	
Gas:		School:	total: \$2500	Total:	
Water:		Spec Assess:		Offering Terms:	
Sewer:		Possession:		Assum Mtg:	
Total Taxes:				Balance:	
Insurance:				Rate:	
Misc:					