



# Carrow

## Real Estate Services, LLC

**810 Route 23B  
Leeds, NY 12451**

**List Price: \$1,500,000.00**

*Pristine 14 unit motel  
with 27 log cabin  
cottages. This  
thriving seasonal  
business has  
exceptional year  
round opportunity.  
Includes playground  
& pool. 60 acres  
across the street with  
Thruway visibility  
also available.*



### General Information

<b>Business Name</b>	Rip Van Winkle Motor Lodge
<b>Sq/Ft Available</b>	6,000 sq/ft
<b>Office Available SQFT</b>	310 sq/ft
<b>Option</b>	Buy, Lease, or exchange
<b>Possession</b>	At Closing
<b>Zoning</b>	Commercial
<b>Parking Spaces</b>	50 spaces
<b>Road Frontage</b>	400 ft
<b>Acres</b>	16.4 AC
<b>Total Taxes</b>	\$20,886.00
<b>Total Taxes Desc.</b>	E
<b>Condition</b>	Excellent

### Building Information

<b>Total Bldg. SQFT</b>	6,000 sq/ft
<b>Construction</b>	Wood Frame
<b>No. of Floors</b>	1
<b>Ceiling Height</b>	8 ft
<b>Heat System</b>	Electric
<b>Air Conditioning</b>	Yes
<b>Water</b>	Public
<b>Sewer</b>	No
<b>Septic</b>	Yes
<b>Volts</b>	110
<b>Amps</b>	200
<b>Roof</b>	A/S

### Contact Information

Serena Schulz  
99 Washington Avenue  
Albany, NY 12210  
Serena@carrowrealestateservices.com  
(518) 462-7493  
Ext. 113