



**4762 Lake Shore Dr**  
**Bolton Landing, NY 12814**  
 \$5,995,000  
 Bedrooms: 9  
 Bathrooms: Full 9  
 Square Feet: 5,411

### More Information

Roohan Realty  
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 518.587.4500

Listing courtesy of: Davies-Davies & Assoc Real Est

**FABULOUS INCOME PROPERTY ON LAKE GEORGE!** First class Marina & Lakeside Suites being offered after 30 successful years of operation by the same family. Located directly on 155' of pristine Lake George shoreline with 28 docks permitted as "condo" docks. Immaculately cared for and ready for new owners. Currently operated with 3 luxury suites (1 as owner residence) these could be converted to condos, 1 lakeside cabin rental, dock sales/rentals, quick launch and boat storage but other permitted uses allowed. Live on the lake while making income - great cashflow with an established stream of business.

### Features

**Year Built:** 1995

**Heating System:** Baseboard, H/W-Baseboard, H/W-Radiant, Radiant-In Floor

**Taxes:** \$21,196

**Heat Fuel:** LP Tank~Owned

**School:** Bolton

**Sewer:** Holding Tank, Septic

**Cooling:** Ductless (Cooling)

**Acres:** 0.93

**Water:** Public

**Basement:** Full, Heated, Walk Out

**Garage:** Attached, Heated, Opener, Tandem, Under Residence

**MLS#:** 202119585



**More photos & virtual tours at [www.roohanrealty.com](http://www.roohanrealty.com)**