

The Water's Edge Lighthouse Restaurant

Offered for sale or lease is an $\pm 4,500$ SF freestanding building in the municipality of Glenville. The building is two stories tall and includes a $\pm 3,500$ SF restaurant known as The Water's Edge Lighthouse Restaurant. The sale includes all furniture, fixtures and equipment. The property has shared parking with the neighboring hotel.

- + $\pm 4,500$ SF, two story building with a $\pm 3,500$ SF restaurant
- + Listing includes building, FF&E, shared parking rights to large ± 250 space parking lot, and docks and permits
- + Beautiful views of the Mohawk River
- + Restaurant has seating for 200 people inside the building and outdoor seating for 175 people.
- + Location has a 20 year operating history and a great local reputation
- + AADT Traffic Count: 12,163
- + The subject is in close proximity to 4 hotels, several apartment complexes and Rivers Casino and Resort.
- + Lease possible, call Broker for details.
- + [Located just over Freemans Bridge](#)

For Sale at: \$1,650,000
For Lease at: TBD

Contact Us

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[Click HERE to View Property](#)



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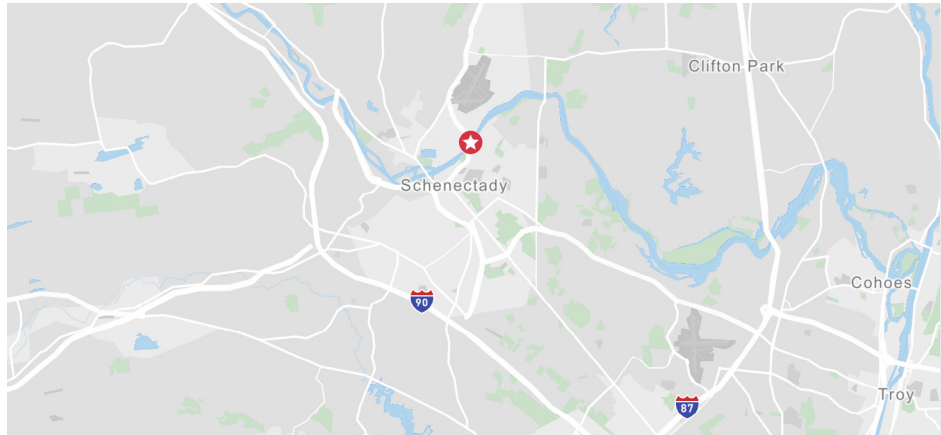
2 Freemans Bridge Road

Schenectady | NY 12302

For Sale or Lease

Available for Sale or Lease

Tax ID	30.19-1-22.11
2022 Assessment	\$1,356,882
Equalization Rate	85.0%
2022 General Tax	\$17,036.83
2022/2023 School Tax	\$27,292.36
Combined Tax	\$44,329.19
Zoning	Freemans Bridge Road Corridor
Utilities	Municipal water and sewer



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