



MLS#: **R1670755** **Commercial/Industrial** **A-Active**
401 E Fourth St List Price: **\$259,900**
 County: **Schuyler** Zip: **14891** Acres: **0.18**
 Town/City: **Dix** Pstl City: **Watkins Glen** Cross St: **N. Perry**
 Area #: **Watkins Glen Village-Dix-442401**
 Village: **Watkins Glen-Village** Lot Front: **75**
 Subdivision: Lot Depth: **100**
 TxMap#: **442401-065-014-0001-003-000-0000** Lot Shape: **Rectangular**
 Addl TxMap#: Lot #:
 City Nghbrhd: Gr SqFt: **3,822**
 School Dist: **Watkins Glen** Trans Type: **Sell**
 High School: Year Built: **1963**
 Middle School: Yr Blt Desc: **Existing**
 Elem School: # Photo: **31**

Waterfront/Water

Waterfront: **No** Island/Name: **No** Riparian Rgts:

General Information

Category:	Apartments, Business Opportunity, Commercial, Mixed Use, Retail/Office Equipment, Land and Building Bar /Tavern, Residential, Restaurant / Food	Tot Units:		Office SqFt:	
Sale Incl:		# Stories:	2.0	Manuf SqFt:	
Type Bldg:		# Bldgs:	1	Res SqFt:	
Bus Name:		Franchise:	No	Retail SqFt:	
Bus Type:		Avail Prkg:	10	Leased SqFt:	
Elec Svc:		Mx Ceil Hgt:		Whse SqFt:	
Prop Use:		Mx OH Dr:		Vacant SqFt:	
Location:	Business District				
Floor:		Basement:			
Parking:	10				
Zoning:	Commercial	Loading:			

Public Remarks: **PRICE REDUCED! RENTAL INCOME & BUSINESS OPPORTUNITY IN DOWNTOWN WATKINS GLEN! 1st floor is a restaurant with full commercial kitchen, mostly new equipment, bar, indoor seating, outdoor patio and private parking lot. 2nd floor is a fully renovated, rented 2-bedroom apartment - start right out with income! Restaurant needs finishing but previous tenants had passed inspections and opened briefly! Lots of work has already gone into this place and it won't take much to finish! High visibility & excellent location! Equipment, fixtures and furniture included – check out the photos for additional info & equipment list. Possible owner finance with acceptable terms!**

Unbranded VT:
Aerial Drone Video:
Virtual Tour 3D:

Directions: **From North Franklin Street in Watkins Glen, turn East onto 4th Street, look for building on the right.**

Utilities Information

HVAC Type:	Baseboard	Sewer/Water:	Public Sewer Connected
HVAC Fuel:	Electric	Boiler Type:	
Electric:	Connected, Multiple Meters	Insulation:	Unknown
Energy Eqpt:	None	Septic Location:	
Type of Well:		Well Location:	
Grn Bld Vr Type:			
Grn Indoor Air Q:			
Grn Water Cnsrv:			

Additional Information

Living Qtrts:	Yes/Apartment		
Available Docs:	Aerials		
Bldg Misc:			
Public Trans:		Constr Mtrls:	
Total # Residential Units:	1	Roof:	Shingles
Studio:	Docks:	Yrs Estb:	
1 Bed:	Rooms:	Seat Cap:	
2 Bed:	Trk Bays:	Accessibility:	No Step Entry, Ramp
3 Bed:	Employees:	Seller Desires:	Cash, Other - See Remarks

Financial Information

Possible Fin:	Cash, Commercial Loan, Conventional, Owner 1st	Type of Sale:	Normal	
1st Mtg Bal:	\$0	Equity:	\$259,900	Town/Cnty Tax: \$1,782
2nd Mrt Bal:	\$0	Tax Info:		City/Vil Tax: \$2,502
Assess Val:	\$300,000			School Tax: \$2,346
Gross Annl Inc:		Annl Spc Assess:	\$0	Total Taxes: \$6,630
Annl Op Exp:		Net Op Income:		
Inc/Exp Info:	None			
Op Exp Incl:	Other - See Remarks			
Closed Date:		Sale Price:		DOM: 40



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