

For Sale

Former Hotel – Lakefront – Ideal for Lodging, Boarding House, Camp & Retreat
172 Airport Road, Yulan, New York 17232

**Brown
Harris
Stevens** **Bold
Honest
Smart**



For Further Information and Inspection:

DAVID SARGOY

Director RE Comm'l Division
516.203.8134
dsargoy@bhsusa.com

ANIL ERGEZER

Lic. RE Salesperson
516.203.8111
aergezer@bhsusa.com

Brown Harris Stevens Commercial Real Estate, LLC

585 Stewart Avenue, Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

Property Highlights

172 Airport Road, Yulan, New York 17232

PLOT SIZE: 8.66 ± Acres

- ZONING:** Permitted Uses:
- Hotel
 - Inn
 - Boarding Home
 - Tourist Home
 - Fraternity & Sorority Homes

REAL ESTATE TAXES: School: \$14,721.88
Town: \$13,660.87
Total: \$28,382.75

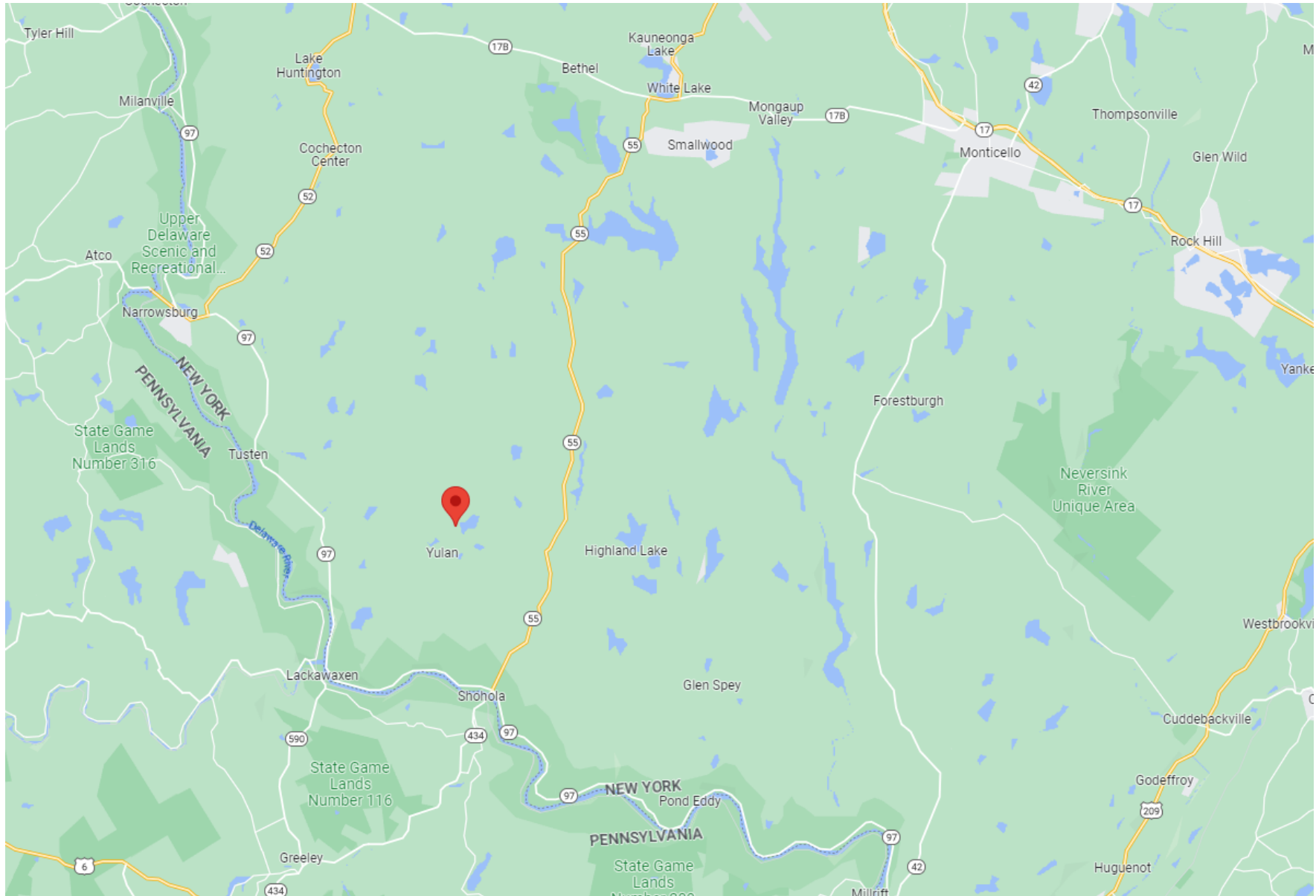
- BUILDING DESCRIPTION:**
- 38 rooms in 10 buildings
 - Main House
 - Laundry Building

PURCHASE PRICE: Upon Request



Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue, Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.



DAVID SARGOY | 516.203.8134 | dsargoy@bhsusa.com | ANIL ERGEZER | 516.203.8111 | aergezer@bhsusa.com|

Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue, Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

Brown Harris Stevens **Bold Honest Smart**

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.



Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue, Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.