

TAHAWUS LODGE CENTER - APPLEBY FOUNDATION

TWO RETAIL OPPORTUNITIES Lease Price Dependent on Terms

Call: 646-734-7151 Email: Tahawus@verizon.net



- **Location:** 14234 Main St, Au Sable Forks, NY
- **Up to 3,000 sq ft** available. Raw space can be divided
- 1500 sq.ft retail space— Main St. Storefront with kitchen and small bathroom
- 1200 sq ft. Unfinished Basement with separate rear entry to municipal parking lot; stairs to street fl
- 11-foot ceilings; Historic tin ceiling on ground floor
- The available commercial space can be used entirely by one user or as a multi-tenant facility.
- Municipal water
- 25 minutes to Plattsburgh, 30 minutes to Lake Placid

- **CLASSIC RURAL TOWN CHARM IN THE ADIRONDACKS, in historic building (former Masonic lodge) Scenic situation along famed trout fishing Au Sable River**
- **Ideal for commercial combinations: General, Country or Hardware Store, Dry Goods, Eatery, Sporting Goods/ Rentals / Light manufacturing, Baker/ Butcher / Farmers Market, Showroom, Offices**
- Brand new glass store front and small showroom
- Prominent location on Main St / Rte 9N heart of business district, Au Sable Forks
- Municipal parking available adjacent and in rear of building for deliveries
- Main St retail space has excellent exposure with beautiful front window display area
- Classic historic building undergoing renovation; active Main Street Revitalization effort. Developing cultural center will occupy upper two floors with separate entrance