

100 Acre Subdivision!



Presented By:
Muroff Hospitality Group

Lake George, Lake George, NY 12861



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Property Details

Don't miss this rare opportunity to acquire a stunning subdivision site in the Northern Basin of Lake George; site address: Northern Lights Way; Washington County New York. This exclusive offering includes 10 parcels of land with the following Tax ID numbers: 7.12-1-21.1; 7.12-1-21.2; 7.12-1-18; 8.-1- 1.1; 8.-1-1.8; 7.08-1-25; 7.08-1-26; 7.08-1-27; 8.-1-1.9; and 8.-1-1.10. Glenburnie is mostly a summer community consisting of over fifty cottages. - and this property represents the balance of land that can be developed around these homes. There is a golf course and tennis courts in the middle of the hamlet which can be joined with association, as well as a Town boat launch that is open to residents of the hamlet. The site is located within Blair's Bay on the northeastern side of Lake George. Along with the GCA (Glenburnie Cottagers Association) there is also the Glenburnie Club; offering members access to three tennis courts and their own five-hole golf course. B. There is a small semi-private airstrip operated by the Town of Ticonderoga which is just a 10-minute drive from the development. Plattsburgh Airport is 1.5 hours away to the North; Burlington Airport is 2 hours to the East; Albany Airport is 2 hours away to the South. The site is a 4 hour drive up from NYC and a 4-hour drive down from Boston.

Price: \$2,475,000

- 100 Acre Subdivision approved by the Adirondack Park Agency
- Breathtaking setting on the Northern Basin of Lake George
- Property being offered below market value
- Near to local airport and within 2 hours to Albany International
- The town is pro development and will work with you
- Four hours to NYC & Boston; Montreal just two hours away

View the full listing here: <https://www.loopnet.com/Listing/Lake-George-Lake-George-NY/24664833/>

Price:	\$2,475,000
Property Type:	Land
Property Subtype:	Residential
Proposed Use:	Apartment Units - Condo
Sale Type:	Investment
Total Lot Size:	100.00 AC
No. Lots:	1
APN / Parcel ID:	534600-007-012-0001-018-000-0000

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Location



100 Acre Subdivision!

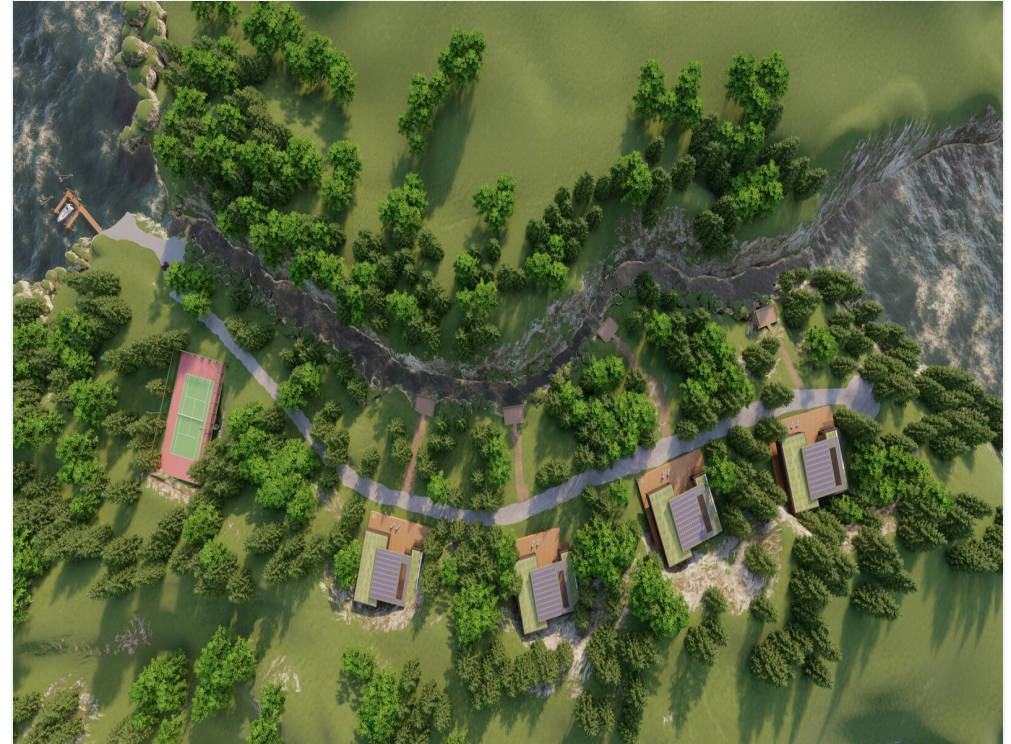
For more listing information visit:
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Property Photos



Rendering of the Point



Rendering of Site

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Property Photos



Beautiful Site



Rendering Full Site

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Property Photos



Boathouse and Dock



Rendering South View

100 Acre Subdivision!

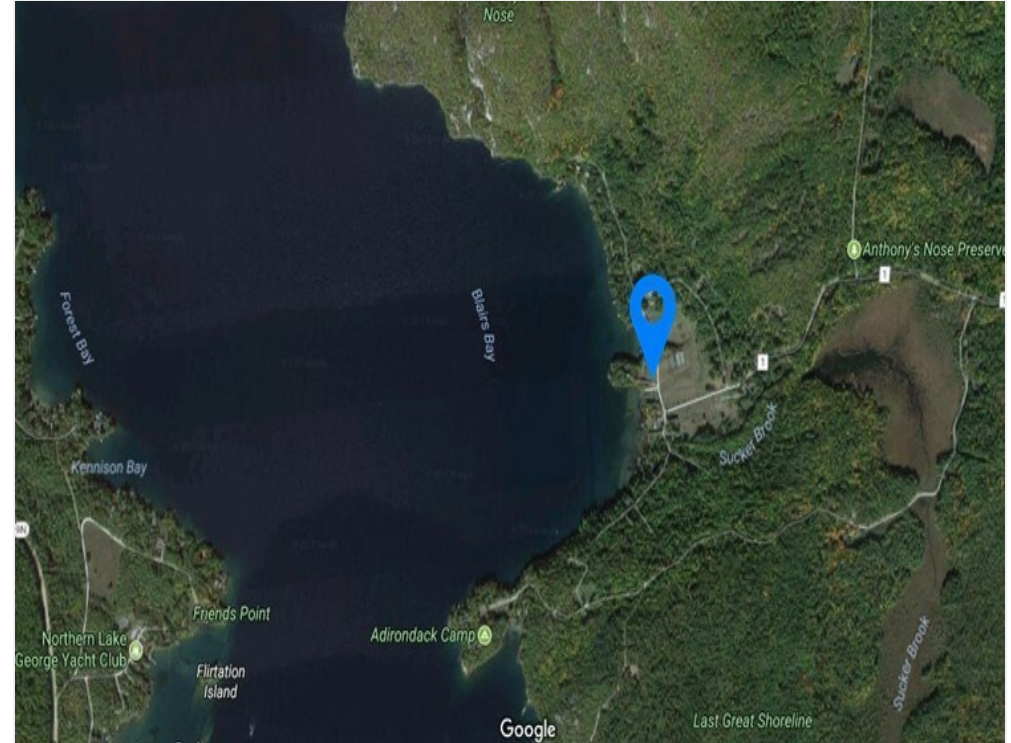
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Property Photos



Scenic Views

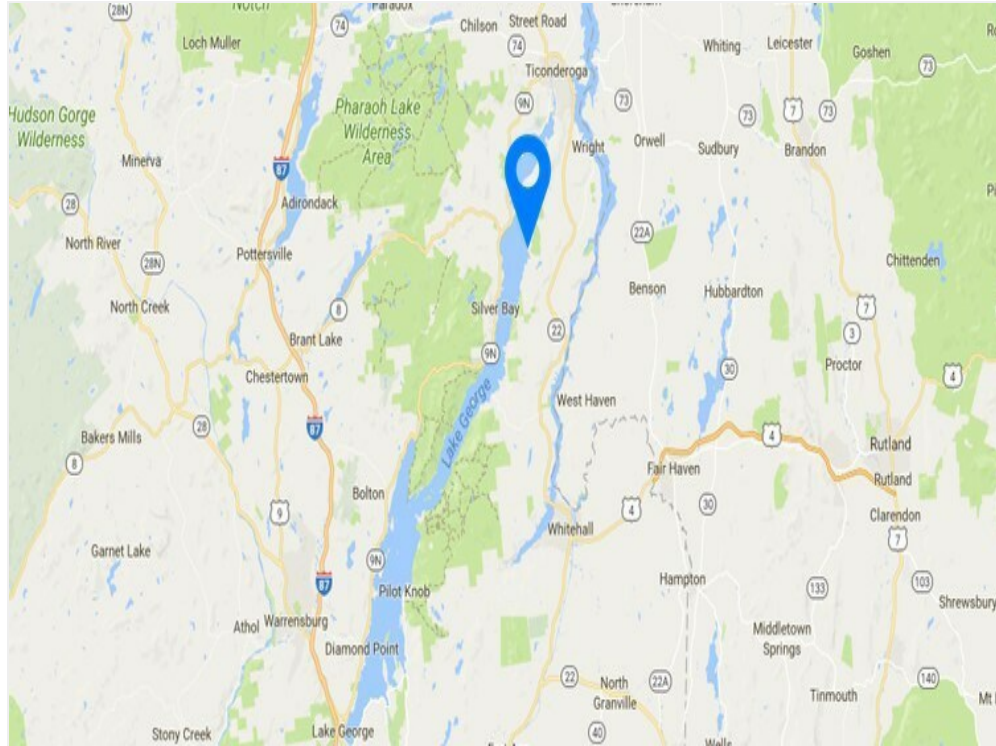


Location on Lake George

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Property Photos



Location Map on Lake George



Tranquil Lake

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Property Photos



Lake View of the Point



Site from the Lake

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Property Photos



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The Sellers family has owned this property for decades, and have letters from the Town and communications from Adirondack Park Agency confirming subdivision status. The site needs to be broken up along the lot lines of the map and then entitled for the desired structures by submitting proper engineering paperwork to the Town Planning Board & APA. The subdivision is accompanied with 34 APA approved Building Rights and supports construction of 7 docks and 6 moorings. Other uses would support 15 +/-homesites or a combination of 15 homes + 15 guest houses/garages + small warehouses (for boats); or a village of 34 tiny homes that could be rented on AirBnb. Property values in Lake George have recently soared, and this unique opportunity to develop a lakefront residential subdivision is extremely rare. Call now to schedule a tour!



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