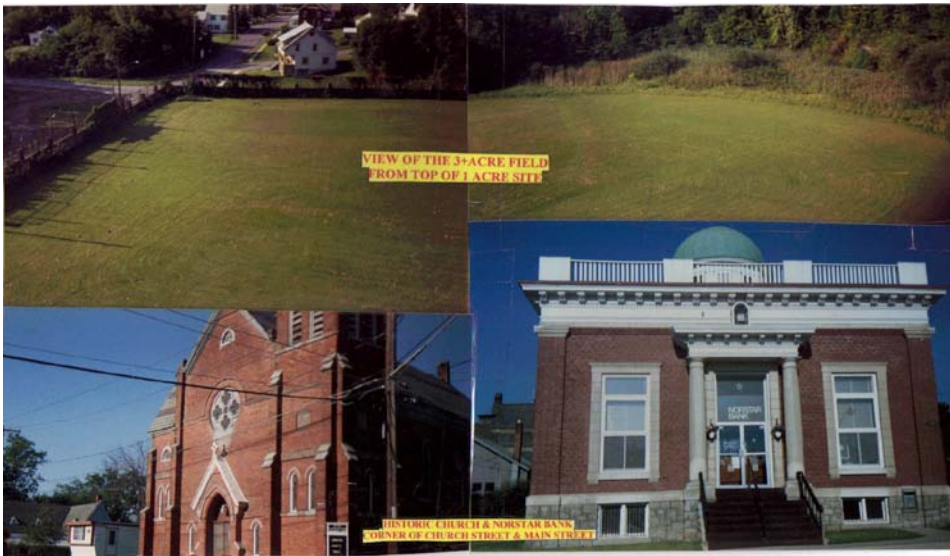
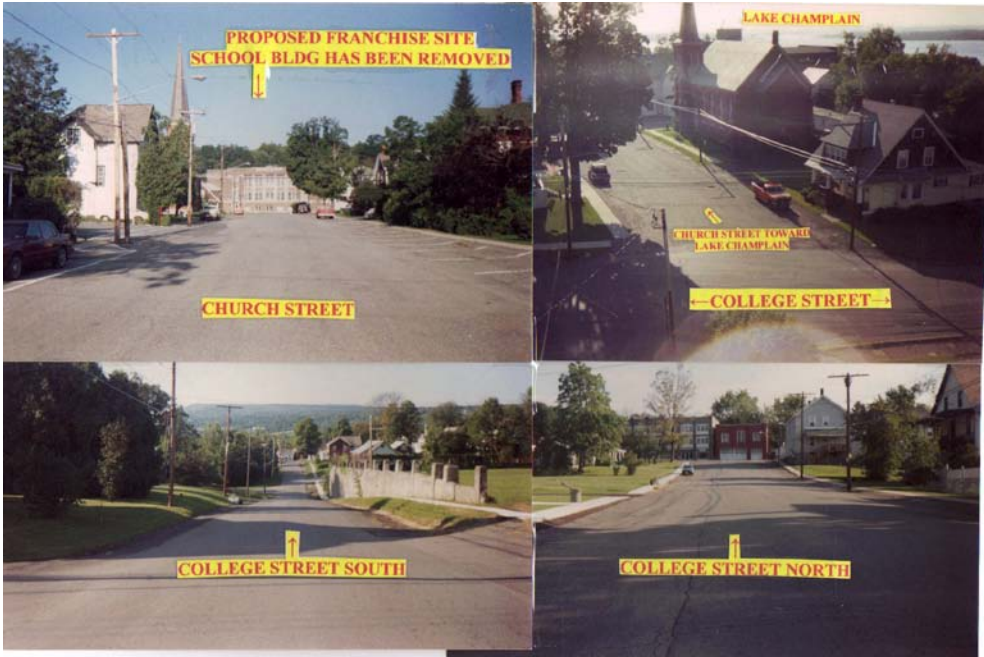
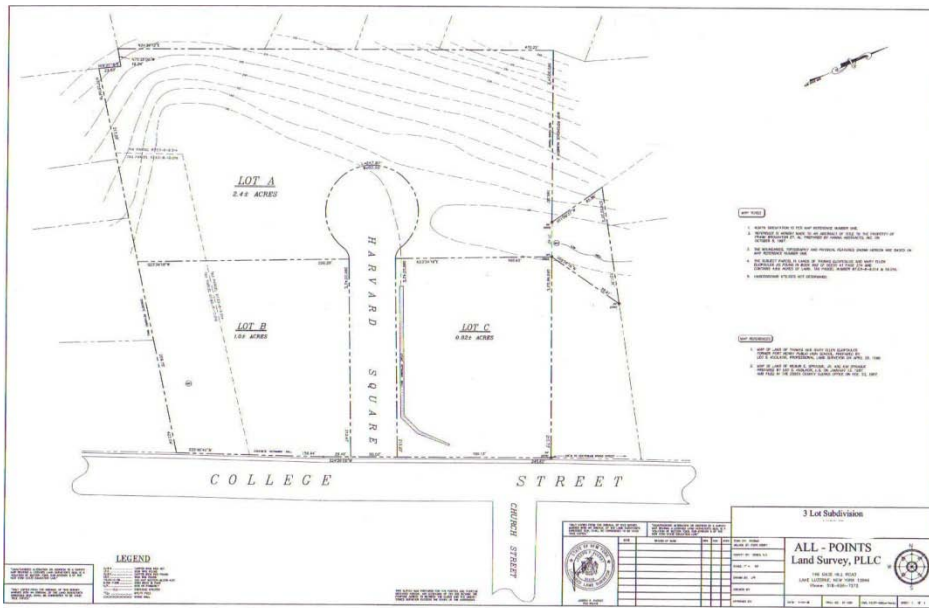


Lake Champlain

3 lot 4.1 acre Lake Champlain All 3 lots- \$649,000 **Price Temporarily Reduced**
will sell lots individually





**Lake Champlain Adirondack Mountains
Port Henry, New York 10974**

This property is located in the center of town and has been recently subdivided into 3 approved lots and overlooks Lake Champlain with breathtaking views of the lake and Vermont. It is only about 3 short blocks from public beaches and public docks. This is the site of the former Port Henry High School which has been demolished and removed. This acreage is strategically located in HAMLET ZONING and THE EMPIRE ECONOMICAL DEVELOPMENT ZONE which offers a tremendous amount of tax breaks, low interest loans, and incentives to new business. Perfect location for hotel, restaurant, senior housing, residential or commercial franchise ventures. The vast property will accommodate parking as well. The property retains village water, sewage, and has electric accessibility. Survey is available upon request. Just a short walk to restaurants, shopping, beach, docks, and seasonal recreation such as snow skiing, snowmobiling, ice fishing, cross-country skiing, biking, boating, water skiing, etc., this acreage exemplifies the best of the best in the Lake Champlain area. Nearby historical towns are Westport, with the Westport Yacht Club, Crown Point with it's bridge to Vermont, and Ticonderoga, with it's famous Fort Ticonderoga, Golf Club, and ferry to Vermont, Lake George, Lake Placid, Plattsburgh, as well as many ski resorts, etc. Some of the lots can be sold separately.

TERMS AVAILABLE! DEVELOPERS & BROKERS WELCOME!

Prices and offers may change without notice at the Owner's discretion.

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