



MLS#: **R1615943** **Commercial/Industrial**
[115 W Lake Rd](#)
 County: **Chautauqua** Zip: **14757**
 Town/City: **Chautauqua** Pstl City: **Mayville**
 Area #: **Mayville-Village-062801**
 Village: **Mayville-Village**
 Subdivision:
 TxMap#: **062801-262-020-0001-008-000**
 Addl TxMap#:
 City Nghbrhd:
 School Dist: **Chautauqua Lake**
 High School:
 Middle School:
 Elem School:
 List Price: **A-Active \$499,000**
 Acres: **4.40**
 Cross St: **Mather Rd.**
 Lot Front: **262**
 Lot Depth: **0**
 Lot Shape: **Irregular**
 Lot #:
 Gr SqFt: **18,000**
 Trans Type: **Sell**
 Year Built: **1964**
 Yr Blt Desc: **Existing**
 # Photo: **25**

General Information

Category: **Business Opportunity, Commercial, Mixed Use, Retail/Office** Tot Units: Office SqFt:
 Sale Incl: **Land and Building** # Stories: **2.0** Manuf SqFt:
 Type Bldg: **Other - See Remarks, Restaurant / Food, Retail** # Bldgs: **1** Res SqFt:
 Bus Name: Franchise: **No** Retail SqFt:
 Bus Type: Avail Prkg: **50** Leased SqFt:
 Elec Svc: Mx Ceil Hgt: Wrhse SqFt:
 Prop Use: Mx OH Dr: Vacant SqFt:
 Location: **Corner** On Wtrfrt: **No**
 Floor: **Other - See Remarks** Name:
 Parking: **50/On Site** Basement:
 Zoning: **B2I** Loading:
 Water Related Features:
 Public Remarks: **18,000+ square feet of rentable commercial space. Endless possibilities of professional spaces, offices, catering kitchen, hall/banquet room rentals, bar w/ small dining area, cafe'. Large parking lot, space out back for storage or to build to suit buyer's needs. 1,300 square feet of ground level private patio, 1,200 square feet on second story patio with views of Chautauqua Lake. 1,000 square feet of dry storage upstairs. As per nysdottrafficdata.drakewell , there are 1,700 vehicles passing per 24 hour period. Plenty of off-street parking in the blacktopped parking lot. PROPERTY DESCRIPTIONS TAX PARCEL NUMBER: SECTION 262.20 BLOCK 1 LOT 8 Location: 115 West Lake Road, Mayville, New York 14757 91'x 200' lot with a restaurant TAX PARCEL NUMBER: SECTION 262.20 BLOCK 1 LOT 7 Location: 115 West Lake Road, Mayville, New York 14757 150' x 200' lot with a building- retail-café-coffee shop connected to the restaurant TAX PARCEL NUMBER: SECTION 262.20 BLOCK 1 LOT 6.1 Location: Mather Road, Mayville, New York 14757 3.34 acres of vacant land and parking lot**

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

Directions:

Lease Information

Utilities Information

HVAC Type: **Other - See Remarks** Sewer/Water: **Public Sewer Connected**
 HVAC Fuel: **Other - See Remarks** Boiler Type:
 Electric: **Connected** 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: **No**
 Available Docs: **Other - See Remarks**
 Bldg Misc:
 Public Trans: Constr Mtrls:
 Total # Residential Units: Roof: **Flat, Shingles**
 Studio: Docks: Yrs Estb:
 1 Bed: Rooms: Seat Cap:
 2 Bed: Trk Bays:
 3 Bed: Employees: Accessibility:
 Seller Desires:

Financial Information

Possible Fin: **Cash, Commercial Loan** Type of Sale: **Normal**
 1st Mtg Bal: **\$0** Equity: **\$499,000** Town/Cnty Tax: **\$5,788**
 2nd Mrt Bal: **\$0** Tax Info: City/Vil Tax: **\$3,968**
 Assess Val: **\$604,200** Annl Spc Assess: **\$0** School Tax: **\$5,147**
 Gross Annl Inc: Net Op Income: Total Taxes: **\$14,903**
 Annl Op Exp:
 Inc/Exp Info: **None**

Op Exp Incl: **Other - See Remarks**
Closed Date:

Sale Price:

DOM: **259**

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Michael Peterson
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