

JOHN MITCHELL REAL ESTATE

216 Main Street, Cooperstown, NY 13326

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This is your opportunity to operate a Restaurant on Main Street Cooperstown across from the Baseball Hall Of Fame. Fully equipped with a new kitchen addition ready for your menu and talent. This is a turn-key operation that will seat around 60 people. There is a one bedroom apartment located upstairs. Call for details.

Offered by John Mitchell Real Estate \$475,000 Listing #: 83121

Approximately 40 acre campground just 10 minutes from Cooperstown. Approximately 100 hook ups, all with water, electric and sewer. Large community building with kitchen, restroom, office and garage. Morton building that can accommodate groups of 40 +. Several small cabins, swimming pool, playground. 2 5000 gallon cement septic tanks. Underground sewer, water and electric; 2 gray water pumps with new sandfield leach.

4 buildings; 2 with 2 residences each. Office completely rehabbed as well. The campground averages \$100-150/night in drive-by rentals by the night. Owner's house with additional efficiency apartment and laundry/shower area. 400 ft of road frontage, scenic location complete this great opportunity. Offered by John Mitchell Real Estate \$570,000 Listing #: 79282



Currently 2 separate retail spaces along with a 3 bedroom apartment. Two to three parking spaces behind building in the alley along with a small fenced back yard. Square footage includes basement. Full walk up attic. Great opportunity in downtown Cooperstown for almost any venture imaginable. Since this property has many entrances and is zoned commercial & residential the location is perfect for retail, office space, apartments, restaurants, etc.

Offered by John Mitchell Real Estate \$399,000 Listing #: 81879

Dave LaDuke Broker 435-2405; Mike Winslow Broker 435-0183; Tony Gambino 516-384-0095; Rob Lee 434-5177; Mike Swatling 435-6454; Joe Valette 437-5745; Laura Coleman 437-4881