**MLS #: C141137A (Active)  List Price: $74,900**

364 West Main St Malone, NY 12953

- **BUILDING STYLE:** Restaurant/Bar
- **YEAR BUILT:** 1960
- **APX TOTAL SQFT:** 1700
- **PARKING:** On Street, Off Street
  - **# PARKING SPACES:**

**AREA:** Village of Malone  
**COUNTY:** Franklin  
**COMMUNITY:** Malone  
**SUBDIVISION:** Not Applicable  
**SCHOOL DISTRICT:** Malone

**ASSESSORS PARCEL/TAX MAP #:** 112.32-4-4  
**ASSESSED VALUE:** 46466  
**TOTAL TAXES:** 1790

**VOLUME:** 840  
**PAGE:** 5  
**INSTRUMENT:** Deed  
**DATE:** 11/23/2004

**LAND TAX:** $ 253  
**SCHOOL TAX:** $ 762  
**VILLAGE TAX:** $ 775  
**APA:**  
**SPECIAL ASSESSMENTS:**

| DOCUMENTS/EXEMPTIONS | Deed, Lead Paint |

**EXEMPTIONS:**

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**EXEMPTIONS:**

**LOT DIMENSIONS/ACRES:** 0.08  
**ROAD/LOT DESCRIPTION:** Gravel  
**APX ACREAGE:** 0.08  
**ZONING:** Commercial

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**CONSTRUCTION:** Wood Frame  
**EXTERIOR:** Vinyl  
**ROOF:** Composition Shingle  
**BASEMENT/FOUNDATION:** Unfinished, Walkout, Stone  
**WATER HEATER:** Propane  
**HEATING:** Electric Baseboard, Monitor  
**A/C/COOLING:** Window Unit(s)  
**ELECTRIC:** 200 Amps  
**WATER/SEWER/GAS:** Public Water, Public Sewer

**VIEWS:** Commercial, Residential  
**AMENITIES:** Kitchen  
**ADDITIONAL TENANT CHARGES:** None  
**SALE INCLUDES:** Equipment, Fixtures, Furniture, Inventory

**REMARKS:** This diner is located in a high traffic area with lots of exposure. It sees a high volume of customers with many regulars. Weekends are especially busy but plenty of customers during the week as it is directly across the street from the Courthouse. A warm and inviting interior with that home town feel. There is parking on the street as well as a parking lot and entrance at the rear of the building. Could be converted into retail or office space.