

HERITAGE MANOR REALTY

209 County Route 28, Hebron NY 12832

518-642-3664

Website: www.HeritageManorRealty.com

E-mail: hmrealty@aol.com

THE PINE GROVE MOTEL

4 MONTRAY PLACE

GRANVILLE, NY 12832

ASKING PRICE:

\$228,500 (possible owner financing)

MLS #115134



Verifiable money maker with a good history of increased revenue annually. Completely redone in 2000 & 2006, this income producing property is in a great location on a side street just off of Quaker Street in Granville Village, less than a minute to VT. There has been extensive upgrading to the units including new direct vent propane wall unit heaters

for each room, air conditioning, new windows & doors, new roof (50 yr warranty!), insulation, new flooring, flat screen TVs, beds & furnishings.

There are 6 big units, an office, laundry room and a double unit leased as a hair salon. Close to Lake George and Saratoga, NY and Manchester, VT. Easy access to Gore, Killington, Pico, Stratton, Bromley, Okemo ski areas. Lots of traffic to and from Vermont, Lake George etc.

About Granville: Located right on the border of Vermont, Granville is a beautiful village with a real sense of community. Granville boasts a real old-fashioned downtown with lots of activity and a wonderful history. The Pember Library and the Slate Valley Museum are cherished assets to the community and are well supported. You'll find convenient shopping locally and all the charm of New England right here!



Take a photo tour through the Village:

The Pember Library/Museum



The Slate Valley Museum



Town Hall



The Post Office



Charming places to eat.



Stunning architecture perfectly preserved.









Veteran's Memorial Park, with concerts in the bandstand all summer.



A river runs through it! The beautiful Mettowee River. BIG trout!



And, of course, the inevitable rush hour traffic jam!



If this lifestyle appeals to your heart, come see the old fashioned, all American town of Granville. You might not want to leave!

To set up an appointment to see this property and get a free guided tour of this storybook village, call Bob Tressler at:

HERITAGE MANOR REALTY

209 County Route 28, Hebron NY 12832

Phone: [518-642-3664](tel:518-642-3664)

E-mail: hmrealty@aol.com