

## HERITAGE MANOR REALTY

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## WATERFRONT BRICK BUILDING GRANVILLE, NY

Only \$125,000!!!

**RED HOT** OPPORTUNITY

**THIS ONE WON'T LAST LONG!**

**THREE VERY BIG 2 BEDROOM APARTMENTS  
UPSTAIRS & COMMERCIAL UNITS DOWN  
PLUS A FULL, DRIVE IN BASEMENT!**



**This is a fabulous building, with almost 200' of direct waterfront on the beautiful Mettowee River, a trophy trout stream that runs right through the middle of the village.**

**Brick construction, this one was built to last.**



**There is a full lower level with a roll up door to drive in.**



**WATERFRONT! They're not making anymore and this property has plenty of it! The Mettowee River is as picturesque as it gets. Big trout too!**



**Attractive commercial space with high ceilings.**



**The tin ceilings are original and beautiful.**



**The units below can be open as one or separated.**



**Lots of floor space and good window visibility.**



**There are three spacious apartments upstairs. All have wood floors and double living rooms.**



**Two of the apartments feature a beautiful butler's pantry.**



**This great building is a steal at \$125,000!**  
**It is in a prime location in the pretty village of Granville.**  
**And, it comes with the adjacent lot behind the building for private parking! Granville is being discovered and it's growing fast. Come see why Rite Aid just built a new superstore here. And why Price Chopper is expanding into the adjacent building with a food court and other amenities. These stores are making money in Granville. Don't miss out on the opportunity to get in on the ground floor while a building like this is still affordable.**



**To schedule an appointment contact:**

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