

# 1 Story, Custom Built, Rustic, COMMERCIAL - Childwold, NY



**9716 State Route 3, Childwold, NY, 12922**

Offered at \$395,000

This is a beautiful property with an income and potential to grow! Everything from the house to the storage units to the grounds have been impeccably maintained and cared for. The house is an Adirondack style one story open concept with dine in kitchen. The wood interior creates a warm and welcoming environment and the laminate flooring throughout makes for easy cleaning and low maintenance. The pictures tell all! The full basement has been spray foamed for extra insulation to help keep heating costs down. There is a large, private backyard complete with a natural stone fire pit and plenty of room for entertaining or expanding. The location of this property is perfect for the outdoor enthusiast! Snowmobile trails, hiking trails, ATV trails, multiple waterways all in close proximity. 4 buildings on the property hold a total of 18 self storage units and another building is used for personal storage but could be easily converted to more self storage units. Details of the storage units can be found under documents in this listing. This property is a must see!

2 Bedrooms

2 Bathrooms

1,360 sqft

3.05 acre (lot size)

Built: 2019



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