



Tired of working for someone else? We might have just the answer for you with this "COUNTRY STORE" located in Charleston 4 Corners at the intersection of St. Hwy. 162 and Corbin Hill Road in Montgomery Co. This is a very busy Highway as it is the crossover from the Mohawk to the Schoharie Valley. This has been a very successful business and is really needed in the area. There are 6 Acres with this property and a Pavilion for special venues. The store features a Dining Room, Breakfast Bar, Walk-in Cooler with display shelves, Grocery Area, Kitchen, Bathroom, Walk-up Attic, Bar in the Basement area, Gas Pump, Storage Shed - Full line of appliances and equipment. Plenty of parking area. Corner Lot 1200' Frontage. Taxes Approx. \$4050.

Being offered at: \$199,900. CM-150

It would pay to take the time to look this opportunity over.

Village lots at the edge of St. Johnsville - at the end of a Cul-a-sac, quiet. Village water and sewer. Street light at roadside, wooded, all four lots can be purchased together or separately. Each lot is 100 x 118'. **All four for: \$32,000 or each lot \$8,900. A-434**

Country Acreage - 35 Acres of land with 345' Road frontage on a quiet country road. Town of Root-Montgomery Co. Canajoharie School Dist. approx. 1/2 open, 1/2 wooded. Nice spot for a homestead. Taxes approx. \$ 1500. **Being offered at: \$ 70,000 A-432**

LOOKING FOR: A Farm to purchase or rent or rent to own. 80-120 Acres Preferred but will consider any possibilities.

Valley View Realty

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