



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Coldwell Banker Prime Prop.

MLS# - 202031166 - Price: \$189,900

18246 Ny 22 , Berlin, NY

Description: Tired of trying to work from home with distractions (barking dogs, kids, tv?). Here is a great solution. Office building on main street in the Heart of Berlin - 1539 sf of the building rented by US Postal Service with a five year lease for 1,800/monthly. The other 769 sf of the building could be your office with a reception area, secretary's room, if needed, and a full office area for you. Half bath, storage closet. Think of all the customer potential with the busy post office next door! Off street parking. Have your own office while the rental income pays the mortgage or rent it out for additional income! Perfect for attorney, Realtor, architect, surveyor, anyone who needs an office for clients to come to.

Acres: 0.51

Property Type: Commercial

Water: Public

Property Style: Office,
Commercial

Parking Spaces: 10

**Above Ground Square
Feet:** 2308

School District: Berlin

Sewer: Septic Tank

Basement: Slab

Zoning: Commercial

Town: Berlin

Estimated Taxes: \$4,859

Heat: Forced Air, Propane

County: Rensselaer



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