



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Hanna Commercial

MLS# - 202214635 - Price: \$2,600,000

1 Barney Road, Clifton Park, NY

Description: High occupancy (>90%), high cash flow (\$204,000 NOI), 30K SF office building with mix of food services (commercial kitchen), professional and personal services, retail, and traditional small office users. Property has 3.9 acres of the most scenic office settings in the capital district; situated on Murphy Pond, adjacent to Clifton Park Town Park and municipal golf course, all within a residential neighborhood. Recently renovated inside and out. Prepared for the immediate future with five electric chargers. LA TO ACCOMPANY ALL SHOWINGS, CONTACT LISTING AGENT ON COMPENSATION.

Acres: 3.89

Property Type: Commercial

Water: Drilled Well

Basement: Slab

Cooling: Central Air

Above Ground Square Feet: 30312

School District: Shenendehowa

Sewer: Public Sewer

Exterior: Block, Brick, Vinyl Siding

Parking Spaces: 100

Town: Clifton Park

Estimated Taxes: \$28,093

Heat: Forced Air, Natural Gas

County: Saratoga



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