



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Four Star Realty Group Inc

**MLS# - 202220473 - Price: \$799,000**

2606 Ny-145 , Middleburgh, NY

**Description:** One of the most unique commercial parcels of land in Middleburgh. If your looking you must view this. 2 parcels with this sale the first is a 1.8 acre residential lot with a trailer thats always been a rental, remove and build your dream home or keep as income. The second parcel is one of the largest commercial parcels in Middle burgh, with views, huge pond and it borders the the Schoharie Creek. EXCEPTIONAL PROPERTY with tons of business potential you can build a home on this site as well. AMAZING VIEWS, CREEK frontage and these warehouse buildings are 30x400 feet long. Looking for that perfect spot for your business that's just a stones throw to the village, and next door to Middleburgh Winery with creek frontage, you just found it. OPPORTUNITY IS KNOCKING.

**Acres:** 16.8

**School District:** Middleburgh

**Water:** Drilled Well

**Property Style:** Multiple Dwelling  
Unit, Manufactured, Commercial

**County:** Schoharie

**Zoning:** Commercial

**Town:** Middleburgh

**Estimated Taxes:** \$5,593

**Sewer:** Septic Tank

**Basement:** None

**Cooling:** None

**Property Type:** Commercial

**Lake/River:** Schoharie Creek

**Heat:** Forced Air

**Exterior:** Metal Siding, Block

**Parking Spaces:** 50



**Daniel Davies**  
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