



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

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Listing courtesy of: Gallo Realty ADK Inc.

**MLS# - 202227141 - Price: \$170,000**

7810 State Route 9 , Pottersville, NY

**Description:** Brand new 1,250 gallon septic tank and system. ADK farmhouse with mixed use opportunity. 4-bedroom, 2-bath home, with separate attached apartment, attached plumbing retail shop and 2-car detached garage on a little less than an acre. Located with good access to local lakes, Gore Mtn, and the I87 northway. New metal roof & mostly new vinyl windows. Priced to sell quickly. Being sold 'As-is'



**Acres:** 0.8

**Property Type:** Commercial

**Water:** Public

**Basement:** Crawl Space, Other

**County:** Warren

**Zoning:** Mixed

**Above Ground Square Feet:** 2096

**School District:** North Warren

**Sewer:** Septic Tank

**Exterior:** Wood Siding

**Cooling:** Window Unit(s)

**Town:** Chester

**Estimated Taxes:** \$1,677

**Heat:** Baseboard, Hot Water,  
Propane Tank Leased

**Exterior Features:** None

**Parking Spaces:** 10



**Daniel Davies**  
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