



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

[www.davies-davies.com](http://www.davies-davies.com)



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Listing courtesy of: eXp Realty, LLC

**MLS# - 202229020 - Price: \$330,000**

847 Saratoga Road, Gansevoort, NY

**Description:** Long term established bar/tavern, the current owners just celebrated 40 years in business!! You can't beat the location, a highly visible, busy Route 9, just a few miles from Saratoga Springs. Many repeat local customers with years of great memories here. The bar seats approx. 25, plus additional seating in the center and 5 additional tables. Lots of fun for the guests, including a pool table, juke box, shuffleboard, darts, horseshoes, outdoor patio and more. There is also a small working kitchen that could generate more income. It has the potential for much greater income than it currently brings in. All coolers, equipment and inventory included. Don't miss out on this thriving business opportunity!!



**Acres:** 0.87

**Property Type:** Commercial

**Water:** Drilled Well

**Property Style:** Commercial

**County:** Saratoga

**Zoning:** Commercial

**Above Ground Square Feet:** 2188

**School District:** South Glens Falls

**Sewer:** Septic Tank

**Basement:** Crawl Space

**Cooling:** None, Other

**Interior Features:** Other

**Town:** Wilton

**Estimated Taxes:** \$2,000

**Heat:** Baseboard, Propane Tank Owned, Space Heater, Oil

**Exterior:** Wood Siding

**Parking Spaces:** 25



**Daniel Davies**  
NYS Licensed Real Estate  
Broker GRI, ABR,  
RSPS, SRS, C2EX  
(518) 656-9068  
[dan@daviesrealty.net](mailto:dan@daviesrealty.net)

