



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

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Listing courtesy of: Roohan Realty

**MLS# - 202312671 - Price: \$1,475,000**

L9 Route 9 , Saratoga Springs, NY

**Description:** Development opportunity along the Route 9 corridor in the town of Wilton. Located in the CR-1 zone, this 8.34 acre parcel has of 537.39' of road frontage and is level, dry and mostly wooded. Billboards on the property provide some income. An additional 5.32 acres is being combined, behind the property located at Tax ID # 140.18-1-13, combined total land now 13.66 acres.

**Acres:** 13.66

**School District:** Saratoga Springs

**Sewer:** None

**Basement:** None

**Cooling:** None

**Town:** Wilton

**Estimated Taxes:** \$7,552

**Heat:** None

**Exterior:** None

**Zoning:** Commercial

**Property Type:** Commercial

**Water:** None

**Property Style:** Land Only

**County:** Saratoga



**Daniel Davies**  
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