



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: RE/MAX Solutions

MLS# - 202312884 - Price: \$1,500,000

2 Chelsea Place, Clifton Park, NY

Description: Great investment or owner user opportunity in Clifton Park. One story 9344 SF medical office building ideally located off of Route 9 and close to Exit 9 of I87. Currently 60% occupied by a medical practice that will vacate at completion of sale. Remainder of building available and demised as medical office space. Well maintained including a new roof in 2015, back-up power generator, updated HVAC system with multiple units and zones, backup generator. Great office park setting with ample private parking and multiple building entrances. Space subdividable and also available for lease. All public utilities.

Acres: 1.56

Property Type: Commercial

Water: Public

Property Style: Office,
Commercial

County: Saratoga

Zoning: Commercial

**Above Ground Square
Feet:** 9344

School District: Shenendehowa

Sewer: Public Sewer

Basement: Slab

Cooling: Central Air

Town: Clifton Park

Estimated Taxes: \$23,541

Heat: Forced Air, Natural Gas

Exterior: Brick

Parking Spaces: 51



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