



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



©2023 Global MLS

Listing courtesy of: RE/MAX Solutions

MLS# - 202313959 - Price: \$1,400,000

1570 Route 9 , Clifton Park, NY

Description: Retail plaza on busy Route 9 corridor (AADT +/- 22000) in Halfmoon between Exit 8A and 9 of I87 across from Walmart. One story 5337 SF with full basement currently divided into 3 spaces on a 1 acre parcel. Nail Salon and Tobacco Store on leases and Restaurant with all equipment, fixtures and furniture included in sale (all fit up done in 2018). Full usable basement with access from each space. Public Water and Sewer.

Acres: 1.01

Property Type: Commercial

Water: Public

Property Style: Commercial

County: Saratoga

Above Ground Square Feet: 5337

School District: Shenendehowa

Sewer: Public Sewer

Basement: Finished, Full, Heated, Interior Entry

Cooling: Central Air

Town: Clifton Park

Estimated Taxes: \$26,906

Heat: Forced Air, Natural Gas

Exterior: Wood Siding

Parking Spaces: 31



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

