



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Joyce Royal Real Estate

**MLS# - 202316780 - Price: \$250,000**

66 Kingsboro Avenue, Gloversville, NY

**Description:** Originally a church, this spectacular one of a kind building invites buyers to explore exceptional uses. Zoned R-1 this could be a unique residence, was formerly used as an office and is now a Library. Full basement, large gym type area with full bath, main floor is unique with office and conference room, top floor has small kitchen, additional conference room overlooking main floor. The possibilities are endless. Currently has library and uses some space for concerts. Building is well maintained with ample off street parking. Any change of use may required planning board approval.



**Acres:** 0.71

**Property Type:** Commercial

**Water:** Public

**Property Style:** Other

**Exterior Features:** Lighting

**Parking Spaces:** 12

**Above Ground Square**

**Feet:** 3500

**School District:** Gloversville

**Sewer:** Public Sewer

**Basement:** Finished, Full, Heated,  
Interior Entry

**County:** Fulton

**Zoning:** Single Residence

**Town:** Gloversville

**Estimated Taxes:** \$6,864

**Heat:** Baseboard, Radiant, Natural  
Gas

**Exterior:** Brick

**Cooling:** Central Air

**Interior Features:** Cathedral  
Ceiling(s), Ceramic Tile Bath,  
Elevator



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