



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



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MLS# - 202320184 - Price: \$299,900

3230 Route 9n , Greenfield Center, NY

Description: HUGE Price Reduction - Incredible Potential! Seize this opportunity to restore & reopen a restaurant that the local community is begging for! The property needs considerable renovation - but the potential for success is tremendous! Renovate and make use of the 4 motel rooms +2BR unit as an inn! Unique property with 12+ wooded acres just 4 miles from downtown Saratoga featuring trails, a picturesque pond and the cherished retired Greenfield Village Inn that operated as a popular tavern/restaurant for decades before closing 20 +/- years ago. Or, talk to the town of Greenfield about YOUR other business ideas! Sold As-is! *Agent related to one of the sellers.

Acres: 12.6

School District: Saratoga Springs

Water: Drilled Well

Basement: Exterior Entry, Partial

Cooling: None

Town: Greenfield

Estimated Taxes: \$7,764

Sewer: Septic Tank

Exterior: Wood Siding

Parking Spaces: 40

Property Type: Commercial

Lake/River: Winslow Pond

Heat: None

County: Saratoga

Zoning: Mixed



Daniel Davies
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