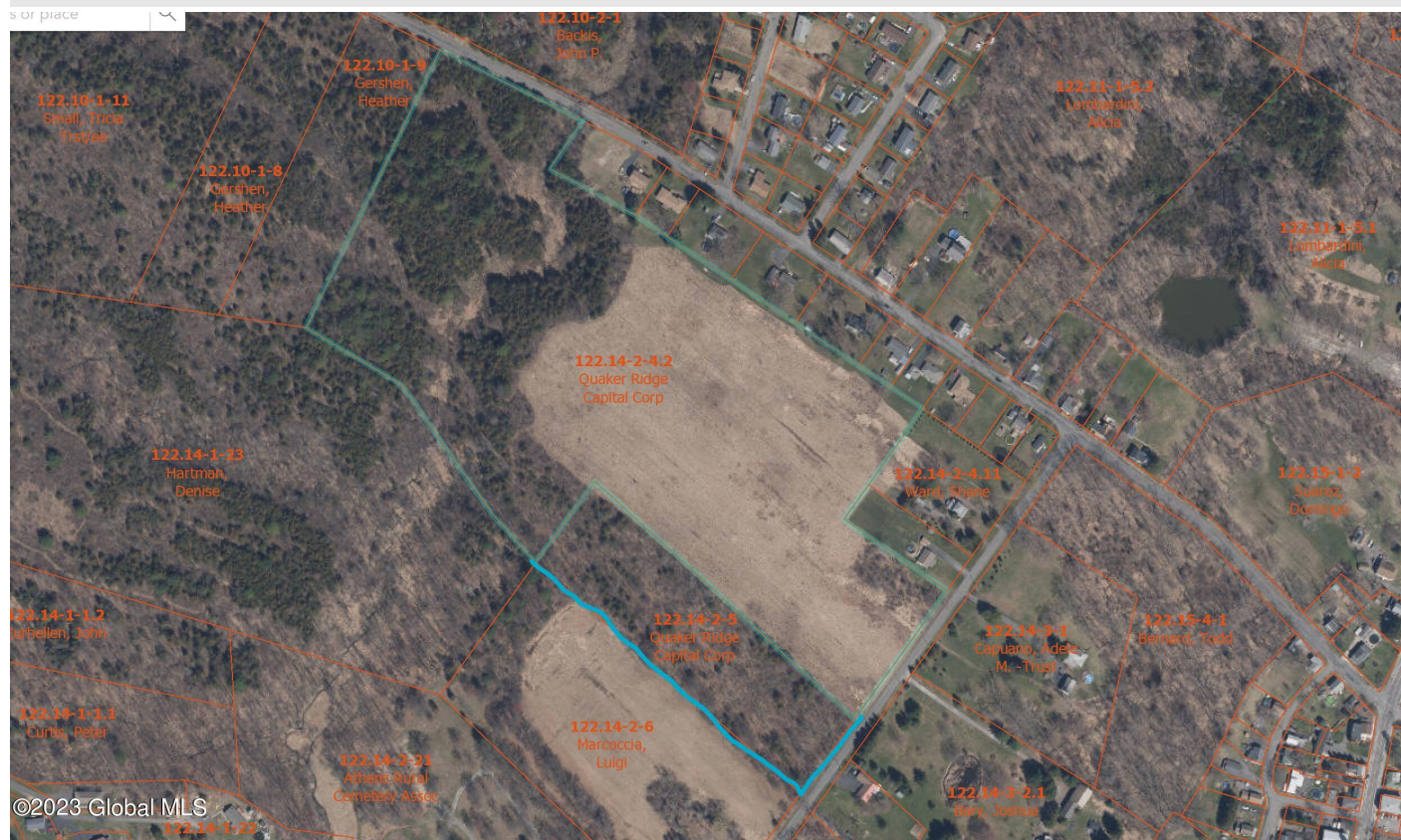




*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**  
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Listing courtesy of: Coldwell Banker Village Green

**MLS# - 202322809 - Price: \$455,000**

**L4.2 N Vernon Street, Athens, NY**

**Description:** Attention Developers! 33.55 subdividable acres in the heart of the beautiful Hudson Riverfront village of Athens! This outstanding offering includes 2 parcels, tax ID 122.14-2-4.2 consists of 28.55 mostly cleared acres with road frontage on both N Vernon and Union Streets, and an additional 5 acre parcel (tax ID 122.14-2-5). This was previously approved for 43 homes and municipal water and sewer is available. This is an opportunity not to be missed.

**Acres:** 33.55  
**School District:** Cocksackie-Athens  
**Sewer:** Public Sewer

**Town:** Athens Village  
**Estimated Taxes:** \$2,493  
**County:** Greene

**Property Type:** Land  
**Water:** Public



**Daniel Davies**  
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