



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

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Listing courtesy of: Keller Williams Capital Dist

**MLS# - 202323253 - Price: \$180,000**

5572 Washington Street, Prattsville, NY

**Description:** MAKE AN OFFER! Motivated Seller. Flexible / Mixed-use / Storefront opportunity near three popular Catskill Mountains' ski resorts in a picturesque town in upstate New York. Generous retail area with a service counter (770sqft), office space with private restroom (180sqft), and ample warehouse space with 2 garage doors offers flexibility to new owners. Upper level is ready for remodeling to make it what you need. Wonderful Opportunity. (measurements are estimates) New Roof and Heater were installed during renovation in 2011.

**Acres:** 0.17

**Property Type:** Commercial

**Water:** Public

**Property Style:** Office,  
Commercial

**County:** Greene

**Zoning:** None

**Above Ground Square  
Feet:** 6190

**School  
District:** Gilboa-Conesville

**Sewer:** Septic Tank

**Basement:** Interior Entry,  
Unfinished

**Cooling:** None

**Town:** Prattsville

**Estimated Taxes:** \$3,118

**Heat:** Kerosene

**Exterior:** Metal Siding

**Parking Spaces:** 10



**Daniel Davies**  
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