



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Howard Hanna

**MLS# - 202324664 - Price: \$892,000**

7 Hemphill Place, Malta, NY

**Description:** Attractive fully occupied commercial building in Parade Ground Village. This is one of three parcels being offered, can be purchased separately or together. This distinctive building has a good tenant mix, some very long term. Great location in a fast growing community, short distance to Global Foundries. Easy access to major highways, ample parking. Underlying "Downtown Mixed Use" zoning offers redevelopment opportunities. Do not disturb tenants, detailed financial and lease info upon signed LOI.

**Acres:** 1.31

**Property Type:** Commercial

**Water:** Public

**Property Style:** Office,  
Commercial, Other

**County:** Saratoga

**Zoning:** Mixed

**Above Ground Square  
Feet:** 7332

**School District:** Ballston Spa

**Sewer:** Public Sewer

**Basement:** Slab

**Cooling:** Central Air

**Town:** Malta

**Estimated Taxes:** \$15,743

**Heat:** Forced Air, Natural Gas

**Exterior:** Other, Vinyl Siding

**Parking Spaces:** 50



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