



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



Listing courtesy of: Coldwell Banker Prime Prop

MLS# - 202325827 - Price: \$475,000

6049 Fish House Road, Galway, NY

Description: Discover the perfect blend of work and living at our mixed-use commercial space! With 2 modern Adirondack styled apartments historically generating \$3,150/mo. in rent - combined. Property also includes a productive professional office space generating an additional \$900/mo in rents, and a spacious +/- 1,500 sq ft showroom not currently rented, that should support an additional \$1,000.00+/mo, making this dynamic property on a bustling corner lot an ideal investment. Enjoy the convenience of ample parking, ensuring accessibility for both residents and clients. Elevate your lifestyle and business in one prime location. Explore the endless possibilities of this unique space today and Invest Smart, by seizing this financial opportunity now!

Acres: 1.31

Property Type: Commercial

Water: Drilled Well

Property Style: Office,
Commercial

County: Saratoga

Zoning: Commercial

**Above Ground Square
Feet:** 6060

School District: Galway

Sewer: Septic Tank

Basement: Slab, None

Cooling: Ductless

Interior Features: High Speed
Internet, Ceramic Tile Bath

Town: Galway

Estimated Taxes: \$8,356

Heat: Forced Air, Propane Tank
Leased, Oil

Exterior: Metal Siding, Wood
Siding

Parking Spaces: 20



Daniel Davies
NYS Licensed Real Estate
Broker GRI, ABR,
RSPS, SRS, C2EX
(518) 656-9068
dan@daviesrealty.net

