



Your Lake George Real Estate Experts!

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Listing courtesy of: Cartier Real Estate Group LLC

MLS# - 202326072 - Price: \$189,900

688 Route 9 , Gansevoort, NY

Description: Easy to Envision: This terrific site is ready for you to launch/expand your business! This 1+ acre lot has 300' of road frontage on busy Route 9 corridor in Wilton with traffic counts of 8,300+ among many successful commercial properties. Zoning was just adjusted to Wilton's Residential Business 1 Zone: Approved uses include a 1-2 family home or a restaurant, professional office, veterinary, self-storage, retail, nursery/garden center, daycare, place of worship, club/community group with a Special Use permit. See RB1 zoning regs/setbacks in documents. Wilton Water says public water/sewer can be brought from neighboring sites. Let's discuss YOUR potential uses for this turnkey commercial/residential land in Wilton's busiest thoroughfare!

Acres: 1.13

School District: Saratoga Springs

Sewer: None

Town: Wilton


Estimated Taxes: \$1,260

County: Saratoga

Property Type: Land

Water: Other, None

Zoning: Mixed



Daniel Davies

NYS Licensed Real Estate

Broker GRI, ABR,

RSPS,SRS,C2EX

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Parcel ID	Area (Acres)	Assessed Value	Market Value	Ratio
40-0001	1.13	1,260,000	1,260,000	1.00

