



*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](http://www.davies-davies.com)



Listing courtesy of: Realize Brokers

**MLS# - 202326413 - Price: \$995,000**

1384 Route 9 , Moreau, NY

**Description:** Prime 3.63 acre commercial site, ripe for redevelopment. Commercial Zoning with many potential uses. Excellent location on Rt. 9 corridor with close proximity to I-87. Average Annual Daily Traffic Count 20,410 per NYS DOT. Natural gas, public water and public sewer available at road. 311' of road frontage. Checks many boxes. Currently has a 1,976 SF single family structure, a 40x40 pole barn and two temporary structures on site.

**Acres:** 3.63

**School District:** South Glens Falls

**Sewer:** Septic Tank

**Town:** Moreau

**Estimated Taxes:** \$5,286

**County:** Saratoga

**Property Type:** Land

**Water:** Public

**Zoning:** Commercial



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

