



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Realize Brokers

**MLS# - 202326416 - Price: \$2,400,000**

**2 Broad Street Plaza , Glens Falls, NY**

**Description:** Incredible Glens Falls Opportunity. This 22,188 SF brick building was commissioned by Oliver Laasko, is well constructed and has been immaculately maintained over the years. The property currently serves as a medical/professional office complex. This 1.18-acre site has an excellent location with close proximity to Glens Falls Hospital and easy access to I-87. High visibility with over 12,000 vehicles passing by daily. Private freshly paved parking lot with over 75+ spaces. Top of the line HVAC system that provides efficient and responsive heating and cooling throughout the building. The site is located within an "Opportunity Zone". Ideal for an owner occupant and/or an investor with a vision. A building of this quality does not come up for sale often.



**Acres:** 1.16

**Property Type:** Commercial

**Water:** Public

**Property Style:** Office,  
Commercial

**County:** Warren

**Zoning:** Commercial

**Above Ground Square  
Feet:** 22188

**School District:** Glens Falls

**Sewer:** Public Sewer

**Basement:** Full, Heated, Interior  
Entry

**Cooling:** Central Air, Ductless

**Interior Features:** High Speed  
Internet, DSL Internet, Elevator

**Town:** Glens Falls

**Estimated Taxes:** \$56,496

**Heat:** Electric, Forced Air, Heat  
Pump, Natural Gas

**Exterior:** Steel Beam, Brick

**Parking Spaces:** 75



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