



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



©2023 Global MLS

Listing courtesy of: eXp Realty, LLC

MLS# - 202326445 - Price: \$699,999

2241-2275 Duanesburg Road, Duanesburg, NY

Description: Situated in the highly trafficked location, this beautiful home rests on an expansive 1.17-acre lot, presenting a versatile blend of comfortable living & commercial potential. This home features open floor plan, sunken family room w/wood burning stove, home office, two bedrooms & full bath on the first floor & a master bedroom w/a bath & study area on the second floor. The existing Veterinary office features terracotta walls, terrazzo radiant heat flooring, waiting room, two exam rooms, surgery room, x-ray room, receptionist area, labs, cages & kennels. With its mixed-use potential & room for growth, this adaptable property offers endless possibilities for those seeking a professional & personalized veterinary office, medical, dental or chiropractor clinic experience. Conveniently located to I-88 & I-90

Acres: 1.17

Property Type: Commercial

Water: Public

Property Style: Office, Multiple Dwelling Unit, Commercial

County: Schenectady

Interior Features: Other, Built-in Features

Above Ground Square Feet: 4500

School District: Schalmont

Sewer: Septic Tank

Basement: Other

Cooling: Other

Town: Duanesburg

Estimated Taxes: \$8,047

Heat: Forced Air

Exterior: Brick

Parking Spaces: 10



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

