



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Helderberg Realty

## **MLS# - 202326616 - Price: \$165,000**

**Lot 1 Western Turnpike, Esperance, NY**

**Description:** You will love the convenience & flexibility of this beautiful building lot in the town of Duanesburg. Hannaford, Stewart's, and Dollar General are just around the corner. The location near the intersection of US 20 & NY 30 & only 3.5 miles from I-88 allows for super easy access to the capital region. Under 20 mins to Amsterdam, under 30 mins to Schenectady, and 35 mins to Albany. Uses allowed by special use permit include 1 and 2 family dwellings, retail, restaurants, lodging, and more. Three phase power at the road as well as Spectrum Fiber Optic with 1000 Mbps speeds. The lot was surveyed in 2023 with corners pinned and lot lines staked and marked. With beautiful surroundings, convenient access, and great internet, this lot makes a great place to live and / or work. Owner finance avail



**Acres:** 21.41

**School District:** Duanesburg

**Sewer:** None

**Town:** Duanesburg

**Estimated Taxes:** \$1,143

**County:** Schenectady

**Property Type:** Land

**Water:** None

**Zoning:** Commercial



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