



*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: Helderberg Realty

**MLS# - 202326626 - Price: \$139,000**

Lot 5 Ny 30 , 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 internet with 1000 Mbps download / 35 mbps upload speeds. Lot was surveyed in 2023 with corners pinned & lot lines marked. With beautiful surroundings, convenient access, & great internet, this lot makes a great place to live &/ or work. Owner finance avail

**Acres:** 19.73

**School District:** Duanesburg

**Sewer:** None

**Town:** Duanesburg

**Estimated Taxes:** \$1,088

**County:** Schenectady

**Property Type:** Land

**Water:** None

**Zoning:** Commercial



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

