



Your Lake George Real Estate Experts!

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Listing courtesy of: Howard Hanna

MLS# - 202326844 - Price: \$649,000

1 Burhans Place, Delmar, NY

Description: We present 1 Burhans Pl, located in the heart of Delmar! This 3676 sq ft building is zoned as a Commerical/Office Residential/Mixed Use Building. Zoned Commerical Hamlet (CH). Features include a common entryway with Unit 1 on first floor and Unit 2 on second floor. 1st & 2nd floors have several individual rooms as offices, conference spaces, waiting rooms & storage. Each floor offers a half bathroom. Also, there is pull down attic space and a full basement ideal for storage. There are currently 11 parking spots with a potential for several more. 1st Floor Tenant Lease expires 12/31/23. 2nd Floor Tenant is Owner Occupied & will be vacating.

Acres: 0.26

Property Type: Commercial

Water: Public

Property Style: Office,
Commercial

Exterior Features: None

Parking Spaces: 11

**Above Ground Square
Feet:** 3676

School District: Bethlehem

Sewer: Public Sewer

Basement: Full

County: Albany

Zoning: Mixed

Town: Bethlehem

Estimated Taxes: \$11,784

Heat: Forced Air, Natural Gas

Exterior: Vinyl Siding

Cooling: Central Air



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