



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Gateway Realty Solutions

## **MLS# - 202327823 - Price: \$550,000**

403 W Main Street, Amsterdam, NY

**Description:** 403 W Main St in Amsterdam, NY, this commercial property offers a unique blend of features. The 2.2-acre lot, adjacent to the river and train tracks, accommodates one of the city's oldest companies. The building boasts a 900 sq ft office space with three private offices, three bathrooms, and a break room. The spacious 13,000 sq ft warehouse features tall ceilings, creating an expansive and versatile environment. 6 Large bay garage doors add convenience for various business needs. An additional 5,000 sq ft building in the rear, also with 3 large doors, complements the space. Situated in an up-and-coming area with potential state funds for redevelopment, this opportunity is not to be missed.



**Acres:** 2.2

**Property Type:** Commercial

**Lake/River:** Mohawk River

**Heat:** Forced Air, Natural Gas

**Exterior:** Metal Siding, Brick

**Parking Spaces:** 8

**Above Ground Square Feet:** 13876

**School District:** Amsterdam

**Water:** Public

**Property Style:** Commercial

**County:** Montgomery

**Zoning:** Commercial

**Town:** Amsterdam

**Estimated Taxes:** \$8,434

**Sewer:** Public Sewer

**Basement:** Unfinished

**Cooling:** None



**Daniel Davies**  
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