



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: Realize Brokers

MLS# - 202327966 - Price: \$2,800,000

1079 U.s. 9 , Queensbury, NY

Description: PRIME (+/-) 5.60-acre site located on U.S. 9 in Queensbury, NY. The site has 3 buildings that collectively provide 39,860 SF of quality indoor space. The buildings are A-frame steel buildings that provide up to 40' ceiling height, are fully insulated, heated and cooled by natural gas w/warm air distribution/central air and have sprinklers throughout. This commercial property is currently home to "Adventure Family Fun Center" - which is a local amusement & entertainment business that has a 23,960 SF outdoor Go-Kart track, an indoor arcade, indoor bumper cars, a laser tag arena, ample event space, and an indoor Go-Kart Track. This site has an exceptional location nearby many of the areas tourist attractions. Public water, sewer, and natural gas at site. Many possibilities here w/ C1 Zoning.

Acres: 5.6

Property Type: Commercial

Water: Public

Property Style: Commercial,
Clear Span

County: Warren

Zoning: Commercial

**Above Ground Square
Feet:** 39860

School District: Queensbury

Sewer: Public Sewer

Basement: Slab

Cooling: Central Air

Town: Queensbury

Estimated Taxes: \$27,960

Heat: Forced Air, Natural Gas
Exterior: Metal Siding, Steel
Beam

Parking Spaces: 136



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

