



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Berkshire Hathaway Blake

**MLS# - 202328209 - Price: \$315,000**

323 Aviation Road, Queensbury, NY

**Description:** 1386 SF Story and a half home with 3 bedrooms/2 bathrooms, open floor plan. First floor flexible space for either office or residential use, utilities have been updated, modern kitchen, breezeway to 23x24 garage. The property also has a stand alone 13x30 garage. 1.07 acres with over 350' of frontage on Aviation Rd. Zoned neighborhood commercial. Great opportunity for a business in need of exposure and convenient location. Close to Exit 19 I-87 Adirondack Northway

**Acres:** 1.07

**Above Ground Square Feet:** 1386

**Town:** Queensbury

**Property Type:** Commercial

**School District:** Queensbury

**Estimated Taxes:** \$1,041

**Water:** Public

**Sewer:** Septic Tank

**Heat:** Baseboard, Hot Water

**Property Style:** Office, Other

**Basement:** Partial

**Exterior:** Cedar

**County:** Warren

**Cooling:** Wall Unit(s)

**Parking Spaces:** 6

**Interior Features:** Other, Crown Molding



**Daniel Davies**  
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