



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Coldwell Banker Prime Prop.

**MLS# - 202328900 - Price: \$349,500**

1764 State Street, Schenectady, NY

**Description:** Location! Fantastic Investment Opportunity! This commercial property boasts a versatile layout perfectly suited for a variety of uses. Situated on a busy high-traffic road, this property includes a 3 bedroom, 1.5 bath house and a 53' x 20' former automotive 3-bay garage, offering immense potential for entrepreneurs or investors. Whether utilized for automotive, office space, living quarters, retail, workshop, or leased for supplementary income there is ample square footage and numerous possibilities. Benefit from excellent visibility and accessibility in a prime location. Don't miss this chance to own a property with boundless opportunities for your business endeavors!

**Acres:** 0.18

**Property Type:** Commercial

**Water:** Public

**Property Style:** Office,  
Commercial, Other

**Exterior Features:** Lighting

**Parking Spaces:** 12

**Above Ground Square  
Feet:** 2706

**School District:** Schenectady

**Sewer:** Public Sewer

**Basement:** Full, Unfinished

**County:** Schenectady

**Zoning:** Commercial

**Town:** Schenectady

**Estimated Taxes:** \$5,792

**Heat:** Hot Water, Radiant, Natural  
Gas

**Exterior:** Aluminum Siding, Vinyl  
Siding, Wood Siding

**Cooling:** None

**Interior Features:** Paddle Fan,  
Wall Paneling



**Daniel Davies**  
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