



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Vassi Realty

**MLS# - 202329029 - Price: \$1,300,000**

3771-3769 Ny-30 , Amsterdam, NY

**Description:** Welcome to an exceptional opportunity to acquire a successful automobile mechanical workshop in a highly visible and desirable location. With a solid reputation, modern facilities and loyal customer base, this workshop offers both immediate profitability and long term growth prospects. The property has 6 bays with 6 lifts, fully equipped with the latest automotive diagnostics, repair and maintenance tools. With a proven track record, the workshop generates steady revenue and ample cash flow. Detailed financial info can be shared with serious buyers. This business comes with a beautifully updated 2 BR, 2BA home with a 1 BR,1BA attached apartment. This piece has it's own SBL 152.-6-40 and the owner will not sell separately. The business and home share a well and each has its own septic



**Acres:** 1.2

**Property Type:** Commercial

**Water:** Drilled Well

**Property Style:** Commercial

**County:** Fulton

**Zoning:** Mixed

**Above Ground Square Feet:** 5040

**School District:** Broadalbin-Perth

**Sewer:** Septic Tank

**Basement:** Slab

**Cooling:** None

**Town:** Mayfield

**Estimated Taxes:** \$4,579

**Heat:** Forced Air, Oil

**Exterior:** Aluminum Siding, Block, Vinyl Siding

**Parking Spaces:** 30



**Daniel Davies**  
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