



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Howard Hanna Capital Inc.

MLS# - 202329786 - Price: \$380,000

396 Reynolds Road, Fort Edward, NY

Description: Fantastic location minutes from the Northway. Owner just retired after a profitable business for the last 27 years. Currently set up as a turn-key daycare complete with everything you need for babies through pre-school. 3 play surfaces including a fenced area. Safely set back from the road in a private setting. Alarmed doors and safety shields on windows. R-2 zoning which allows for a multitude of options including professional office space, salon, yoga studio etc. with special permit. Can easily be converted to residential (single or 2-family) with over 2100 square feet of single floor living on over an acre of land.

Acres: 1.06

Property Type: Commercial

Water: Public

Property Style: Other

County: Saratoga

Zoning: Mixed

Above Ground Square Feet: 2160

School District: South Glens Falls

Sewer: Septic Tank

Basement: Crawl Space

Cooling: Central Air

Interior Features: High Speed Internet

Town: Moreau

Estimated Taxes: \$2,768

Heat: Natural Gas

Exterior: Vinyl Siding

Parking Spaces: 10



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