



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



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Listing courtesy of: Howard Hanna

MLS# - 202329869 - Price: \$99,000

793 Pawling Avenue, Troy, NY

Description: Profitable Property: Prime Commercial Lot Highly Visible Commercial Zoning: The property is zoned as Business 15 (B15), making it part of the town's core commercial area. This classification ensures maximum exposure to potential customers and allows for a wide range of commercial activities. Strategic High-Traffic Location: Situated on Pawling Avenue, this property benefits from an Annual Average Daily Traffic (AADT) of 11,430 vehicles. The constant flow of passing vehicles presents a significant opportunity for businesses to capture the attention of a large customer base. Zoning Board Approval: Currently, the property has received zoning board approval for either 1,100 square foot building or a two-story structure with 770 square feet, accommodating ample parking for 10+ vehicles.

Acres: 0.22

Property Type: Commercial

Water: Other, Public

Basement: Other

Cooling: Other

Year Built: 1025

School District: Averill Park

Sewer: Public Sewer

Exterior: Other

Parking Spaces: 14

Town: Brunswick

Estimated Taxes: \$742

Heat: None

County: Rensselaer

Zoning: Commercial



Daniel Davies
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