



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Coldwell Banker Prime Prop.

## **MLS# - 202410049 - Price: \$3,500,000**

3840 State Route 196 , Fort Ann, NY

**Description:** Turn key precast business located near major throughfares. Easily assessable to VT, MA, CT and upstate New York. One of a kind !! This business was established in 1998 and has had increase in revenue every year. Located on 5.5 acres, one building is 80X100 w/16 foot ceilings and an office that's 24x 24. The other building is 50 x100 with 20 foot ceiling. The sale also includes 2 storage trailers, 3 forklifts , 2 trucks w/ cranes , forms and inventory on hand at time of sale. Every thing you need from bolts to huge equipment. Owners are willing to stay on and show you the ropes and introduce you to the clients.



**Acres:** 5.5

**Property Type:** Commercial

**Water:** Drilled Well

**Property Style:** Office,  
Manufactured, Commercial

**County:** Washington

**Above Ground Square Feet:** 2

**School District:** Hartford

**Sewer:** Septic Tank

**Basement:** None

**Cooling:** None

**Town:** Hartford

**Estimated Taxes:** \$9,642

**Heat:** Electric, Forced Air, Oil

**Exterior:** Metal Siding

**Parking Spaces:** 15



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