



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Roohan Realty

MLS# - 202410649 - Price: \$1,250,000

46 Route 146 , Mechanicville, NY

Description: 3.12 Acres of commercial land with over 300 feet of frontage on Route 146. C-I zoning allows for numerous commercial uses, and the level lot is very desirable for development. Current structure was a successful bar/restaurant, and offers 3700+ square feet. Open your own neighborhood eatery for all the new homes in the immediate area, or bring your business to this convenient corridor.

Acres: 3.12

Property Type: Commercial

Water: Drilled Well

Property Style: Commercial

County: Saratoga

Zoning: Commercial

Above Ground Square Feet: 3780

School District: Mechanicville

Sewer: Septic Tank

Basement: None

Cooling: Central Air

Interior Features: Other

Town: Mechanicville

Estimated Taxes: \$6,312

Heat: Electric, Other

Exterior: Metal Siding

Parking Spaces: 60



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