



Your Lake George Real Estate Experts!

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Listing courtesy of: Keller Williams Capital Dist

MLS# - 202410712 - Price: \$499,900

444 Washington Street, Rensselaer, NY

Description: Exceptional opportunity for business owners requiring office space with ample storage, including a 12ft garage door and large bay: Purchase or Lease this versatile 4,800 sq ft mixed-use property, complete with a full basement, 1 full bathroom, 2 half baths, a charming stone gas fireplace, and a fully equipped kitchen. Harness the power of sustainability with 91 solar panels on the roof, generating an impressive 27,000 watts per hour, supported by two 400 AMP electrical panels featuring Net metering. Enjoy optimal climate control with 2 high-efficiency forced hot air furnaces, A/C, and two mini-splits. This property boasts over 9 spacious office areas and is strategically situated for easy access to major highways. Private off-street parking including 8 spots.

Acres: 0.21

School District: Rensselaer

Sewer: Public Sewer

Basement: Full

Cooling: Central Air

Town: Rensselaer

Estimated Taxes: \$7,023

Heat: Forced Air, Solar

Exterior: Block, Brick, Drywall,
Vinyl Siding

Parking Spaces: 8

Property Type: Commercial

Water: Public

Property Style: Office,
Commercial

County: Rensselaer

Interior Features: Other



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