



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



Listing courtesy of: Howard Hanna

MLS# - 202410856 - Price: \$300,000

L12 S Comrie Avenue, Johnstown, NY

Description: Commercially zoned acreage with high visibility. Great investment opportunity to own 15+ acres in Johnstown City (.14 acres in the Town of Johnstown), with approximately \$8,000 of annual income from 5 Billboard leases. Around 1400' road frontage on State Route 30A/ S Comrie Ave. Daily traffic count reported at 14,651 VPD. Close to industrial parks, restaurants and hotels. Some wetlands located on property. Recent appraisal identified 4+ acres as developable area. Survey & appraisal available upon request. Water and sewer available on Southeast Ave and across 30A/S Comrie. Each billboard lease is annual and upon notice of a sale have 60 days to remove their structures. Sale includes 2 parcels (SBL# 175.5-7-12, 175.-1-62). Buyers must be Pre-qualified/Pre-Approved to view.

Acres: 15.74

School District: Johnstown

Sewer: Public Sewer

Town: Johnstown

Estimated Taxes: \$19,184

County: Fulton

Property Type: Land

Water: Public

Zoning: Commercial



Daniel Davies
NYS Licensed Real Estate
Broker GRI, ABR,
RSPS, SRS, C2EX
(518) 656-9068
dan@daviesrealty.net

