



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

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Listing courtesy of: DeMarsh Real Estate

**MLS# - 202410864 - Price: \$489,900**

3112 State Route 4 , Kingsbury, NY

**Description:** Opportunity Knocks! With two apartments, one warehouse hosting a Bottle Return business and the Bar & Grill, this property generates a steady revenue stream of over \$70,000 a year. OR you could make the 4000 square ft building the business of your choice and collect rent from the other three. All appliances, equipment, coolers etc. included in the sale. Great location with high volume drive by traffic. Endless potential with this property!

**Acres:** 1.2

**Property Type:** Commercial

**Water:** Public

**Property Style:** Commercial

**County:** Washington

**Zoning:** Commercial

**Above Ground Square Feet:** 4046

**School District:** Hudson Falls

**Sewer:** Septic Tank

**Basement:** Crawl Space, Slab, Other

**Cooling:** Central Air

**Town:** Kingsbury

**Estimated Taxes:** \$5,000

**Heat:** Forced Air, Natural Gas

**Exterior:** Other

**Parking Spaces:** 25



**Daniel Davies**  
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