



*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](http://www.davies-davies.com)



©2024 Global MLS



*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](http://www.davies-davies.com)

Listing courtesy of: Win Morrison Realty

**MLS# - 202410987 - Price: \$199,000**

5868 Route 32 , Greenville, NY

**Description:** Attention Investors!! Great opportunity with major potential in the Town of Westerlo. The School District is Greenville and only 7 miles from the property. The Retail space is situated on 3.1 acres is currently being used to sell RC cars. Property also consists of a 3-bedroom,1-bathroom single family home currently rented out and the tenant pays all utilities. Property consists of two manufactured homes that are in need of renovations. If you have dreamed of having your own business, The opportunity for this property is endless. Do not miss this race car track outback for remote control cars, Pizza Oven, Walk in Coolers, and Kitchen ready to go. Formally used as a deli /Pizza place. Owner states to present all reasonable offers owner is ready to part ways due to health issues.



**Acres:** 3.1

**School District:** Greenville

**Sewer:** Septic Tank

**Basement:** Partial, Slab

**Cooling:** Central Air

**Town:** Westerlo

**Estimated Taxes:** \$4,600

**Heat:** Propane Tank Owned

**Exterior:** Aluminum Siding, Vinyl Siding

**Parking Spaces:** 20

**Property Type:** Commercial

**Water:** Drilled Well

**Property Style:** Multiple Dwelling Unit, Manufactured, Commercial

**County:** Albany

**Zoning:** Mixed



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

