



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Krutz Properties, LLC

MLS# - 202411316 - Price: \$289,000

194 Harrison Street, Gloversville, NY

Description: Whether you are expanding your business or seeking a strategic location to enhance your supply chain, this commercial warehouse is located in a prime commercial district just behind the main arterial in Johnstown, Gloversville, NY, offering convenience and visibility for any business. It features 9,000 square feet of space for storage, distribution, logistics, e-commerce or other light manufacturing. Ample truck space and 2 loading docks, one truck height and one ground level, provides easy loading/unloading of goods. 3-phase electric, natural gas, small office upstairs, and a restroom add all the necessities. The property is also available for lease or lease to own providing flexibility for businesses looking to establish or expand their territory. Easy access to NYS Thruway at exit 28.

Acres: 0.68

Property Type: Commercial

Water: Public

Property Style: Commercial

Exterior Features: Lighting

Parking Spaces: 12

Above Ground Square Feet: 9000

School District: Johnstown

Sewer: Septic Tank

Basement: Slab

County: Fulton

Town: Gloversville

Estimated Taxes: \$3,416

Heat: None, Natural Gas

Exterior: Block, Vinyl Siding

Cooling: None



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