



Your Lake George Real Estate Experts!

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Listing courtesy of: Preble Realty LLC

MLS# - 202411611 - Price: \$99,900

4400 State Route 22 , Salem, NY

Description: Brimming with possibilities, this spacious building features fantastic visibility on State Route 22 and offers adaptable space for various potential uses. You'll find lovely hardwood floors, 11+ ft. ceilings, two half bathrooms, a gracious reception area, office space, and a 31' x 50' great room. The expansive full basement provides additional storage space. Centrally located between Manchester, VT and Saratoga Springs, and just outside the Village of Salem, boasting of a rich arts culture with Salem Art Works & the Fort Salem Theater nearby. Imagine an art gallery, dance or yoga studio, retail space, the list goes on! The building does need some TLC and is serviced by a holding tank for its septic but the bones are solid and the potential is great!

Acres: 0.44

Property Type: Commercial

Water: Drilled Well

Property Style: Other

County: Washington

Zoning: None

Above Ground Square Feet: 2880

School District: Salem

Sewer: Holding Tank

Basement: Full, Interior Entry, Unfinished

Cooling: None

Interior Features: High Speed Internet, Paddle Fan

Town: Salem

Estimated Taxes: \$1

Heat: Forced Air, Oil

Exterior: Wood Siding

Parking Spaces: 10



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