



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

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Listing courtesy of: Keller Williams Capital Dist

**MLS# - 202411612 - Price: \$200,000**

5527-5531 State Route 7 , Hoosick Falls, NY

**Description:** This property offers a unique opportunity for both residential & commercial use, making it a versatile & appealing investment. The layout inc. multiple rooms that can serve as offices, retail spaces, or living quarters, depending on your preference. Over 12 acres in a country setting right off the highway on the NY/VT Stateline. The location of this property is highly advantageous, positioned on State Route 7, a major thoroughfare that sees a steady flow of both local and through traffic. This provides excellent visibility and exposure for commercial activities. Whether you are an investor looking for a property with potential rental income, an entrepreneur seeking a prime location for a business venture, or a homeowner envisioning a unique living arrangement.



**Acres:** 12.42

**School District:** Hoosick Falls

**Sewer:** Septic Tank

**Basement:** Full, Unfinished

**County:** Rensselaer

**Zoning:** Mixed

**Town:** Hoosick Falls

**Estimated Taxes:** \$2,872

**Heat:** Baseboard

**Exterior:** Frame, Drywall, Vinyl Siding, Wood Siding

**Cooling:** Other

**Interior Features:** High Speed Internet

**Property Type:** Commercial

**Water:** Drilled Well

**Property Style:** Commercial

**Exterior Features:** Garden, Lighting

**Parking Spaces:** 25



**Daniel Davies**  
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