



*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)



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Listing courtesy of: Vassi Realty

## **MLS# - 202412243 - Price: \$850,000**

3771 State Highway 30 , Amsterdam, NY

**Description:** This 2240 sf home, located at the foothills of the Adirondack Park, was recently remodeled and boasts 2 large br's with 2 full baths, a large LR, DR and Kitchen. There is additional room on the 2nd floor for a possible office or another BR. There is also an attached 1br,1 bath in law apartment as well. This house is situated on approx 1.2 acres and comes with a 5000 sf building that is currently a successful automobile repair shop. The property and business is for sale on MLS 202329029. Seller is open to selling the home, property and the building without the business. This is a unique opportunity for someone to purchase a home and a commercial building that could be used for many other types of business's. Seller is Motivated!



**Acres:** 1.2

**Bedrooms:** 3

**Estimated Taxes:** \$9,000

**Heat:** Forced Air, Oil, Propane  
Tank Leased

**Basement:** Bilco Doors, Full,  
Walk-Out Access

**Cooling:** None

**Interior Features:** High Speed  
Internet, Other, Ceramic Tile Bath

**Town:** Broadalbin

**Bathrooms:** 2 Full

**Water:** Drilled Well

**Garage:** 2

**Exterior:** Other, Vinyl Siding

**Parking Spaces:** 10

**Property Type:** Residential

**School District:** Broadalbin-Perth

**Sewer:** Septic Tank

**Property Style:** 1 Family + In-  
Law, Colonial

**County:** Fulton

**Zoning:** Commercial



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

