





*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: Junell Realty LLC

**MLS# - 202412520 - Price: \$75,000**

31 State Highway 29 , Broadalbin, NY

**Description:** 21.50 +/- Acres in the Town of Broadalbin, Fulton County, Broadalbin Perth School District Available. Town of Broadalbin currently does not have any zoning so this parcel could be used for residential or commercial use off Route 29, a High Traffic Area. Road frontage is 486 feet +/- . Parcel is next to Dylan Drive which is a small housing development with 4 +/- homes on the road. (This property also connects to a parcel we have listed on Spring Road with another 17 +/- acres available for sale.) At the back of this lot we do have an estimated 7 acres of designated wetlands, call for applicable maps to be sent. Wetlands can offer you additional privacy & your own natures preserve or forever wild area. Annual taxes are \$1,414.88+/- . Parcel also across from Old State Rd. in Broadalbin.

**Acres:** 21.5

**School District:** Broadalbin-Perth

**Sewer:** None

**Town:** Broadalbin

**Estimated Taxes:** \$1,415

**County:** Fulton

**Property Type:** Land

**Water:** None



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

