



*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: Whipple City Realty Group Inc.

**MLS# - 202413721 - Price: \$399,000**

317 Nys Rt 32 , Schuylerville, NY

**Description:** Amazing business opportunity. Registered trailer park in Saratoga county. The park sits on 5 of 22 acres, 10 lot rents in place. The rest of the land is ready for development. Some cleared, some wooded. Chlorinated water system in place. Yearly income \$48,000, so much potential here for additional income. All trailers pictured are the property of the renters and are used to show park layout only. Price BELOW assessed value. Contact your Realtor for a tour and additional information.

**Acres:** 22

**Estimated Taxes:** \$10,237

**Heat:** None

**Cooling:** None

**Town:** Saratoga

**Water:** Drilled Well

**Exterior:** None

**Parking Spaces:** 50

**Property Type:** Commercial

**Sewer:** Septic Tank

**County:** Saratoga

**Zoning:** Commercial



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

