



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Berkshire Hathaway Blake

**MLS# - 202414090 - Price: \$336,000**

91-93 Warren Street, Glens Falls, NY

**Description:** 2,496sf Two story mixed use property. First Floor is open space, ideal for for either office or retail. There is over 50' of frontage on Warren Street, with plenty of window exposure. Maximum visibility at the corner of Fredella Avenue. On the Second floor there are two one bedroom apartments with separate utilities. The walkout basement can be used for storage. Parking for at least six cars in back of building off of Fredella Avenue.

**Acres:** 0.14

**Estimated Taxes:** \$5,361

**Heat:** Forced Air, Hot Water,  
Natural Gas

**County:** Warren

**Zoning:** Commercial

**Town:** Glens Falls

**Water:** Public

**Basement:** Walk-Out Access

**Cooling:** Window Unit(s)

**Property Type:** Commercial

**Sewer:** Public Sewer

**Exterior:** Brick

**Parking Spaces:** 6



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