



Your Lake George Real Estate Experts!

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MLS# - 202414102 - Price: \$595,000

68 E Main Street, Palatine, NY

Description: ±10,000 SF manufacturing facility with office & production space, a large cold storage area, plus an additional 40 x 60 steel building. Centrally located on 10.4 acres on NY-5, right off the NYS Thruway which links to all major traffic corridors and the major markets of the Northeast. Just 4 miles from the Exit 29 Redevelopment project in Canajoharie. A short driving distance to Albany, Utica, Sharon Springs, and Cooperstown. Unlimited potential for adaptive reuse and/or development across numerous commercial & industrial uses: agribusiness, manufacturing, entertainment, brewery/distillery, self-storage, shopping center, automotive, research & development, mixed-use housing, etc. County and local community & governmental support and resources are at the ready. Electric & water on site.

Acres: 10.4

Above Ground Square Feet: 10000

Town: Palatine

Property Type: Commercial

Estimated Taxes: \$7,345

Water: Public

Sewer: Public Sewer

Heat: Baseboard, Natural Gas, Oil

Exterior: Steel Beam, Block

County: Montgomery

Cooling: Other

Parking Spaces: 26

Zoning: None



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