



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Howard Hanna

MLS# - 202414241 - Price: \$400,000

1489 Route 9 , Halfmoon, NY

Description: Located on Rt 9 Clifton Park Between McDonalds & Valaro Gas Station AADT Count 16,427, visible from corners with AADT Counts of 22,032 & 20,965. Perfect location for Automotive Garage, Used car Dealer, Plumber, Electrician, Contractor, & Much More, Includes 3 Car/Truck Lifts and Air Compressor. Completely Remodeled with Large 3 Bay Commercial Garage with very high traffic count 2016 New Granite counter tops, New Oak Hardwood floors, new interior doors, New baseboard, Crown Molding & Trim. NO Bifolds!! All replaced with 6 panel hinged doors. Home Completely repainted. Full Bath Completely remodeled. Downstairs Family room & 1/2 Bath Remodeled 2022 (room to add a shower). Agent is owner.

Acres: 0.36

School District: Shenendehowa

Sewer: Septic Tank

Basement: Finished, Full

Cooling: None

Town: Halfmoon

Estimated Taxes: \$7,000

Heat: Baseboard, Hot Water,
Natural Gas

Exterior: Aluminum Siding

Parking Spaces: 12

Property Type: Commercial

Water: Public

Property Style: Office,
Commercial, Other

County: Saratoga

Zoning: Commercial



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