



*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



**Daniel Davies**  
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