



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Howard Hanna

MLS# - 202414311 - Price: \$495,000

1 Warren Street, Johnstown, NY

Description: Mixed use property with warehouse and office space. Three parcels with 4 buildings. Church has been converted to offices w/2 yr old boiler and central air; warehouse building has 3 phase power and includes offices, large finished rooms, commercial kitchen and bathrooms. Residential building was the rectory but is in poor condition currently however the roof is new. There is also a 3 car garage on the property and paved parking for approximately 30 cars. Boiler in the warehouse is original. Warehouse power is 3 phase. Seller has warehouse roof repairs scheduled. Racks and spray booths are negotiable.

Acres: 1.11

Property Type: Commercial

Water: Public

Property Style: Office,
Commercial

County: Fulton

Zoning: Commercial

**Above Ground Square
Feet:** 15250

School District: Johnstown

Sewer: Public Sewer

Exterior: Other, Block, Brick

Cooling: Central Air

Town: Johnstown

Estimated Taxes: \$6,800

Heat: Hot Water, Natural Gas

Exterior Features: None

Parking Spaces: 30



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