



Your Lake George Real Estate Experts!

Davies Davies & Associates

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

www.davies-davies.com



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Listing courtesy of: T & C Realty

MLS# - 202414397 - Price: \$999,999

2389 Us-9 , Mechanicville, NY

Description: Property for sale OR for lease. 3 Acres on Route 9 in Booming Malta. 2.5 miles from Global Foundries. Zoned C-2. Acceptable uses found in documents. Currently the blue house, fully renovated in 2022 with new roof, new windows, new siding new electrical service, being leased as Real Estate office. Property has preliminary approvals for 36,000 sqft storage facility in place already and can be completed. All 3 Acres have been cleared and leveled, and awaiting your vision to add to the allure of the fast developing Malta area. All Major items completed: Survey, Environmental study, Traffic Study, Archeological Study. Owner financing available.

Acres: 3.03

School District: Ballston Spa

Sewer: Septic Tank

County: Saratoga

Zoning: Commercial

Town: Mechanicville

Estimated Taxes: \$5,934

Heat: Forced Air, Oil

Cooling: None

Property Type: Commercial

Water: Drilled Well

Exterior: Vinyl Siding

Parking Spaces: 20



Daniel Davies
NYS Licensed Real Estate
Broker GRI, ABR,
RSPS, SRS, C2EX
(518) 656-9068
dan@daviesrealty.net

