



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: eXp Realty

MLS# - 202414570 - Price: \$875,000

454 Glen Street, Glens Falls, NY

Description: Beautiful Mixed-Use Commercial property in an amazing Glens Falls, Walking distance to downtown. The primary building has been transformed from a historic city mansion into a two-story office space with a spacious third-floor apartment. Notable attributes include plenty of off-street parking, public water and sewer, an on-site elevator, modern HVAC systems, and upgraded electrical service (400 Amp). The two-story office area has received significant upgrades over time. Additionally, the original barn has been repurposed into extra office space(That is currently leased) So many different opportunities await the right buyer! Seller will lease office space as well.

Acres: 0.53

Property Type: Commercial

Water: Public

Property Style: Office,
Commercial

County: Warren

Zoning: Mixed

**Above Ground Square
Feet:** 8725

School District: Glens Falls

Sewer: Public Sewer

Basement: Full

Cooling: Central Air

Interior Features: Chair Rail,
Crown Molding, Elevator

Town: Glens Falls

Estimated Taxes: \$26,000

Heat: Forced Air, Natural Gas

Exterior: Cedar, Drywall, Wood
Siding

Parking Spaces: 30



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

