



*Your Lake George Real Estate Experts!*

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## **MLS# - 202414619 - Price: \$199,999**

128-130 Broadway , Fort Edward, NY

**Description:** Plenty of potential here in the up and coming Village of Fort Edward!!! Main street commercial location with high traffic visibility. 7000 sq ft mix used building. First floor has two 800 sq ft store fronts with plenty of storage, both are currently rented with long term tenants. Entire rear storage portion of the building is vacant, has large open space, loading docs, perfect for any of your small business or warehouse potential needs. Upstairs has three total apartments, 2x -1bed/1baths and a 2bed/ 1 bath. All occupied. 3 car detached two story garage occupied and being used as an art shop / small business. Endless opportunity to capitalize on this investment property. Apt#1 \$600, Apt#2 \$700, Apt#3 \$700, ground floor right \$700, ground floor left \$675, Garage \$300, Back Storage Vacant



**Acres:** 0.18

**School District:** Fort Edward

**Sewer:** Public Sewer

**Exterior:** Stucco

**Parking Spaces:** 6

**Town:** Fort Edward

**Estimated Taxes:** \$5,603

**Heat:** Baseboard

**County:** Washington

**Zoning:** Mixed

**Property Type:** Commercial

**Water:** Public

**Basement:** Full, Unfinished

**Cooling:** None



**Daniel Davies**  
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