



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Howard Hanna

MLS# - 202414838 - Price: \$279,000

985 Hoosick Road, Troy, NY

Description: Looking to start up a business or looking for an investment? Renovated commercial space with excellent visibility & high volume of daily traffic. Located at a stop light junction, providing FREE advertising while stopped at the traffic light. According to DOT traffic studies, there are approximately 2500 cars passing by daily. Visible from 2 sides, Rt 7 & Grange Rd. Zoned Business Light (B-L). Clean & updated open floor plan, along w/ a new bathroom. The property is ideal for i.e. retail, office, law office, accounting, tax, & more. Please note that there are deed restrictions in place that prohibit the establishment of a convenience store w/ gas or foodservice (7yrs left). Parking for up to 15-20 cars. Current lease 6/30/24 NNN

Acres: 0.33

Property Type: Commercial

Water: Public

Basement: None

County: Rensselaer

Zoning: Commercial

Above Ground Square Feet: 1844

School District: Brunswick
(brittonkill)

Sewer: Septic Tank

Exterior: Metal Siding, Brick,
Wood Siding

Cooling: Central Air

Town: Brunswick

Estimated Taxes: \$8,471

Heat: Baseboard, Electric, Forced
Air, Natural Gas

Exterior Features: Lighting

Parking Spaces: 15



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