



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Levack Real Estate Inc

MLS# - 202415370 - Price: \$850,000

11 Murray Street, Glens Falls, NY

Description: Well build medical office building. Located one block from the Glens Falls Hospital. Easily converted to general office or other commercial uses. Main steel girder construction will allow for an open plan renovation. Private off street parking. EPDM rubber membrane roof. Large multi phase electrical service. Many commercial permitted uses. Well situated with non owned adjoining properties for sale lending to potential larger redevelopment. Excellent value at \$130 per square foot or \$72 per square foot including lower level finished space.

Acres: 0.9

Property Type: Commercial

Water: Public

Property Style: Office,
Commercial, Other

Exterior Features: Lighting

Parking Spaces: 49

**Above Ground Square
Feet:** 6535

School District: Glens Falls

Sewer: Other, Public Sewer

Basement: Heated, Interior Entry,
Partial, Other

County: Warren

Zoning: Commercial

Town: Glens Falls

Estimated Taxes: \$25,085

Heat: Forced Air, Zoned, Natural
Gas

Exterior: Other, Frame, Steel
Beam, Wood Siding

Cooling: Central Air

Interior Features: Vaulted
Ceiling(s), Built-in Features,
Cathedral Ceiling(s), Crown
Molding



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