



Your Lake George Real Estate Experts!

Davies Davies & Associates

P.O. Box 201, Cleverdale, NY 12820

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www.davies-davies.com



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Listing courtesy of: Howard Hanna Capital Inc.

MLS# - 202415633 - Price: \$350,000

408 Reynolds Road, Moreau, NY

Description: Unique & affordable commercial opportunity. Entire front of this 2.54 acre parcel is zoned C-1 & back portion is R-2. The value is in the land & the currently occupied residential home is a major bonus. Home is approx. 1424 sq. ft. with public water & a drilled well. Land is fairly level & has 257.9' of road front. Huge list of permitted uses in a C-1 zone. They include but not limited to an assortment of businesses, professional office, commercial greenhouse & nursery, farm & construction equipment sales & service, funeral home, boat storage, repairs & sales, municipal building, auto sales & service, light manufacturing, etc. Site plan review is required for all uses in the C-1 district. There is a National Grid easement on the property. Interior home pictures coming soon.

Acres: 2.54

Above Ground Square Feet: 1424

Town: Moreau

Property Type: Commercial

School District: South Glens Falls

Estimated Taxes: \$2,777

Water: Drilled Well, Public

Sewer: Septic Tank

Heat: Forced Air, Oil

Property Style: Office, Commercial, Other

Basement: Crawl Space, Full, Slab

Exterior: Shingle Siding

Exterior Features: Outdoor Furnace

County: Saratoga

Cooling: Window Unit(s)

Parking Spaces: 30

Zoning: Commercial



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