



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Keller Williams Capital Dist

MLS# - 202415723 - Price: \$599,900

417 State Route 29 , Greenwich, NY

Description: Who doesn't like ice cream? Check out this tasty opportunity to buy a ready-to-go business on the super high-trafficked Route 29 in Greenwich! The home of The Ice Cream Man is a 1.32 acre parcel zoned for mixed use. The handsome wood-sided building sits prominently on the level lot with plenty of parking for up to 50 cars. The building totals 1,736 sq ft, including 1,150 sq ft of warehouse, restaurant or retail space plus 450 sq ft of office space. This is a major route between Vermont to Saratoga Springs, with high volume traffic all year round. Move or expand your business here or better yet, start your own!

Acres: 1.32

Property Type: Commercial

Water: Drilled Well

Basement: None

Cooling: None

Above Ground Square Feet: 1736

School District: Greenwich

Sewer: Septic Tank

Exterior: Wood Siding

Parking Spaces: 50

Town: Greenwich

Estimated Taxes: \$11,255

Heat: Natural Gas

County: Washington

Zoning: Commercial



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