



Your Lake George Real Estate Experts!

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Listing courtesy of: Keller Williams Capital Dist

MLS# - 202415986 - Price: \$1,400,000

912-936 Kings Road, Rotterdam, NY

Description: Loaded package in Rotterdam/Schenectady! Investors, developers & entrepreneurs are all invited to check out this play on historic Kings Rd across from Pinewoods School. This family-owned pair of properties is on the market for the 1st time ever, offering a large single family home w 4-bedrooms, a 2-family rental home, a historic barn, a 4K+ sq ft commercial building w/ a pair of 3-bedroom apts all set on just over 16 acres close to Curry Rd/ Schenectady shopping, I-890 and I-90. Rents are below market netting around \$80K annually; room for improvement. The land wraps around in the rear to join 912 & 936 Kings together except for a paper road owned by Schenectady. Lots of road frontage on Kings & acreage so bring your ideas.

Acres: 16.65

Property Type: Commercial

Sewer: Septic Tank

County: Schenectady

Zoning: Mixed

Above Ground Square Feet: 1716

Estimated Taxes: \$16,683

Heat: Hot Water, Natural Gas

Cooling: None

Town: Rotterdam

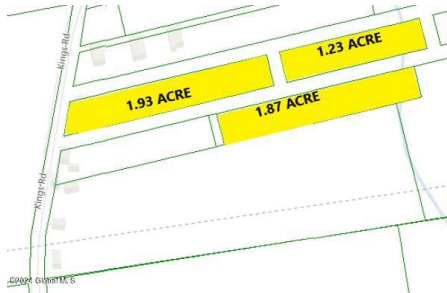
Water: Drilled Well, Public

Exterior: Vinyl Siding

Parking Spaces: 8



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The Subject comprises four separate parcels of land in the town of Rotterdam, New York.

Property A is a 4,496-square-foot mixed-use building built in 1950 situated on a 1.93-acre site at 912 Kings Road. The parcels' border fronting Kings Road consists of 125.00 feet of road frontage. It is further identified as tax parcel 72.5-1-6, resides in the Mohonasen School District and is zoned B-1: Retail Business and A-1: Agricultural.

Property B, C & D consist of 1.25, 0.09, and 1.89 acres of vacant residential land, respectively, located north of Michael Drive and west of State Street at Kings Road, Genoa Boulevard, and Genoa Boulevard. These parcels are landlocked.

Property B, C & D are further identified as tax parcels 72.5-1-5, 72.5-1-8, and 72.5-1-9. These sites reside in the Mohonasen Central School District and are zoned A-1: Agricultural.

