



Your Lake George Real Estate Experts!

Davies Davies & Associates
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Listing courtesy of: Cleardoor, Inc

MLS# - 202528000 - Price: \$799,999

2280 Us-9, Mechanicville, NY

Description: Combined offering features 2.54± acres (two parcels) of C-2-zoned commercial property with extensive Route 9 frontage—one of the area's primary commercial corridors. Includes a vacant parcel and an income-producing duplex, providing immediate cash flow with future development potential. Excellent visibility, easy access, and a central location make this an ideal site for office, retail, or mixed-use development. A rare opportunity to secure a high-exposure property with both current income and long-term upside. Property sold as.

Property Features

Acres: 2.5

Property Type: Commercial

Water: Well

Heat: Forced Air

Exterior: Aluminum Siding

Cooling: Other

Zoning: Commercial

Town: Mechanicville

Estimated Taxes: \$4,000

Sewer: Public Sewer

Property Style: Other

County: Saratoga

Parking Spaces: 10



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