



Your Lake George Real Estate Experts!

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Listing courtesy of: Crosspoint Realty

MLS# - 202611699 - Price: \$80,000

64 Catherine Street, Fort Ann, NY

Description: Great commercial 2 story brick building in good shape. NEW OPTION FOR PARKING WITH THE BUILDING ,CALL LA .HiGH volume traffic flow .Very close to Rt4 and the intersection of State Rt 149 .Priced below recent appraised value. Plenty of space to convert your way. With 2580 sq ft on each floor. Main floor has a older kitchen and 2 bathrooms with an wide open floor plan. Second floor has large original windows and a center stage with open floor plan with 2 storage areas . 400 amp electrical service, full basement, town water and sewer. This building has been a restaurant, a gym, a nail salon, a bar. WE HAVE A SOLUTION OFFERED TO THE BUYER OF THIS BUILDING FOR SAME SIDE OF 149, PARKING LOT ,CALL LISTING AGENT

Property Features

Acres: 0.07

Town: Fort Ann

School District: Fort Ann

Water: Public

Heat: Oil

Basement: Full, Interior Entry, Unfinished

Exterior Features: None

Cooling: None

Zoning: Commercial

Interior Features: High Speed Internet, Vaulted Ceiling(s)

Above Ground Square Feet: 5160

Property Type: Commercial

Estimated Taxes: \$1,540

Sewer: Public Sewer

Property Style: Office, Commercial, Other

Exterior: Brick

County: Washington

Parking Spaces: 12

Units: 5160



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