



Your Lake George Real Estate Experts!

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Listing courtesy of: CROSSPOINT Realty

MLS# - 202617120 - Price: \$875,000

166 Glen Street, Glens Falls, NY

Description: Position your business in the center of opportunity with this exceptional mixed-use commercial property located in the heart of downtown Glens Falls. Offering approximately 7,385 square feet across three expansive levels, this versatile building provides endless possibilities for investors, entrepreneurs, and growing businesses looking to establish a strong presence in one of the region's most active business districts. The first floor features highly visible retail or storefront space with excellent street exposure and foot traffic, making it ideal for boutique retail, restaurant concepts, professional services, galleries, wellness businesses, or customer-facing operations. The second floor is currently configured as office space, perfectly suited for executive offices, co-working environments, medical or professional suites, creative studios, or consulting firms. The third floor offers a large open floor plan ready to be transformed into additional offices, loft-style workspaces, event space, fitness or yoga studios, educational/training facilities, residential apartments (with approvals), or collaborative commercial space tailored to your vision. With multiple levels and flexible layouts, the building lends itself well to a variety of redevelopment or mixed-use opportunities. Consider converting upper floors into luxury residential lofts, short-term executive suites, maker spaces, incubator offices, or hospitality-focused concepts designed to capitalize on the continued growth and revitalization of downtown Glens Falls. Surrounded by restaurants, shops, entertainment venues, professional offices, and ongoing redevelopment projects, this property places your business at the center of a thriving downtown atmosphere. Whether you are looking to expand your portfolio, launch a new concept, or reimagine a landmark commercial space, this property offers the size

Property Features

Acres: 0.05

Town: Glens Falls

School District: Glens Falls

Water: Public

Heat: Forced Air

Basement: Full, Heated, Interior Entry, Unfinished

Exterior Features: None

Cooling: Central Air

Units: 7185

Above Ground Square Feet: 7185

Property Type: Commercial

Estimated Taxes: \$18,632

Sewer: Public Sewer

Property Style: Commercial

Exterior: Brick, Brick Veneer, Drywall

County: Warren

Zoning: Commercial

Interior Features: Vaulted Ceiling(s)



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