



Your Lake George Real Estate Experts!

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Listing courtesy of: Coldwell Banker Prime Properties

MLS# - 202619459 - Price: \$299,900

4119 Nys Rt 9n, Greenfield Center, NY

Description: Versatile opportunity with endless potential! This unique single-family home offers desirable MDR2 zoning, allowing for residential use, business use, or a combination of both--ideal for entrepreneurs, remote professionals, or anyone seeking live/work flexibility. Previously operated as a retail store, the property features a separate entrance perfect for a home business, client space, office, or studio. There is also exciting potential to convert the front portion of the home into an in-law suite or income-producing studio apartment or short term rental. The home offers 3 bedrooms plus a bonus room just off the primary bedroom--perfect for a nursery, 4th bedroom, home office or craft room. Enjoy relaxing in the enclosed back porch featuring low-maintenance composite deck flooring. Major updates include newer roof, boiler, electric, and plumbing. Additional highlights include 2 separate electric meters, a new mini split system providing efficient heat and A/C, plus energy-saving solar panels for low electric costs and added value. Conveniently located just 10 minutes to Saratoga Springs, this property blends flexibility, function, and location in one rare package!

Property Features

Acres: 0.79

Town: Greenfield

School District: Saratoga Springs

Water: Well

Heat: Electric, Heat Pump, Hot Water

Basement: Full, Interior Entry, Unfinished

Exterior Features: Lighting

Cooling: Ductless, Window Unit(s)

Zoning: Mixed

Above Ground Square Feet: 2232

Property Type: Commercial

Estimated Taxes: \$4,610

Sewer: Septic Tank

Property Style: Traditional

Exterior: Fiber Cement

County: Saratoga

Parking Spaces: 12

Interior Features: High Speed Internet, Paddle Fan, Built-in Features



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