



Your Lake George Real Estate Experts!

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Listing courtesy of: Davies Davies & Associates Real Estate LLC

MLS# - 202621090 - Price: \$409,000

28 Hudson Street, Warrensburg, NY

Description: Attention Real Estate Investors, Residential Buyers, and Business Owners! Welcome to 28 Hudson, a truly unique property offering exceptional flexibility and endless possibilities. Zoned for both residential and commercial use, this rare property can be tailored to fit your lifestyle, business, or investment goals. Live on one level while generating rental income from the other, occupy the upper level as your private residence while operating your business on the main level, lease both levels as residential units or a combination of residential and commercial space, or convert the entire property back into a beautiful 3,000+ square-foot single-family home. For the past several years, the main level has operated as a successful Wellness Center while the owner resided upstairs. The commercial space features a welcoming reception area, waiting room, and multiple private treatment rooms, making it ideal for a wide variety of professional uses. For buyers interested in continuing the Wellness Center, the seller is willing to include many of the professional furnishings, dedicated fixtures, and select equipment, providing an excellent opportunity for a seamless transition. Business possibilities include medical or professional offices, accounting or legal practices, physical therapy, chiropractic care, counseling services, massage therapy, acupuncture, Reiki, nutrition consulting, esthetics, hair and nail salons, wellness and holistic health services, or many other specialty practices. The current layout also lends itself perfectly to a collaborative Wellness Center, with individual treatment rooms that can be leased to independent practitioners, creating multiple income streams under one roof. For those envisioning the property as a full-time residence, you'll appreciate the character and spaciousness throughout. The main level features a beautifully updated eat-in kitchen complete with newer appliances, quartz counter-tops, and a center island, along with

Property Features

Acres: 0.27

Town: Warrensburg

School District: Warrensburg

Water: Public

Heat: Baseboard, Electric, Hot Water, Radiant, Zoned

Basement: Full, Heated, Interior Entry, Unfinished

Exterior Features: Other

Cooling: Ductless, Wall Unit(s), Window Unit(s)

Zoning: Mixed

Above Ground Square Feet: 3022

Property Type: Commercial

Estimated Taxes: \$5,146

Sewer: Public Sewer

Property Style: Office, Multiple Dwelling Unit

Exterior: Block, Drywall, Vinyl Siding

County: Warren

Parking Spaces: 8

Interior Features: High Speed Internet, Solid Surface Counters, Built-in Features, Chair Rail, Crown Molding



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