



Your Lake George Real Estate Experts!

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Listing courtesy of: KW Platform

MLS# - 202621130 - Price: \$2,795,000

1915 Us-9, Halfmoon, NY

Description: A proven business, a prime location, and a building that's ready to keep delivering. This 3,794 sq ft commercially zoned property sits on 0.88 acres with 220 feet of Route 9 frontage in the Town of Malta -- one of the Capital Region's fastest-growing and most visible commercial corridors. What's being offered here is more than real estate -- it's an established, operating business with a loyal customer base, strong word-of-mouth reputation, and years of demonstrated success in a niche market that it has made its own. The business has built its reputation on exceptional service and consistent customer care -- the kind that keeps people coming back and sends new ones through the door. That loyalty and goodwill convey with the sale, giving the next owner a running start rather than a blank slate. For the investor looking to continue current operations, the infrastructure, clientele, and momentum are already in place. For the buyer with a different vision, the Route 9 visibility, generous lot size, substantial building footprint, and commercial zoning support a wide range of alternative uses -- retail, restaurant, entertainment, professional services, and more. Business and real estate convey together. A rare chance to acquire a thriving operation in one of Saratoga County's most traveled commercial corridors.

Property Features

Acres: 0.88

Town: Halfmoon

School District: Shenendehowa

Water: Other

Heat: Forced Air, Natural Gas

Basement: Full

County: Saratoga

Parking Spaces: 100

Interior Features: Wet Bar, Built-in Features

Above Ground Square Feet: 3794

Property Type: Commercial

Estimated Taxes: \$8,405

Sewer: Public Sewer

Property Style: Commercial

Exterior: Brick Veneer

Cooling: Central Air

Zoning: Commercial



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