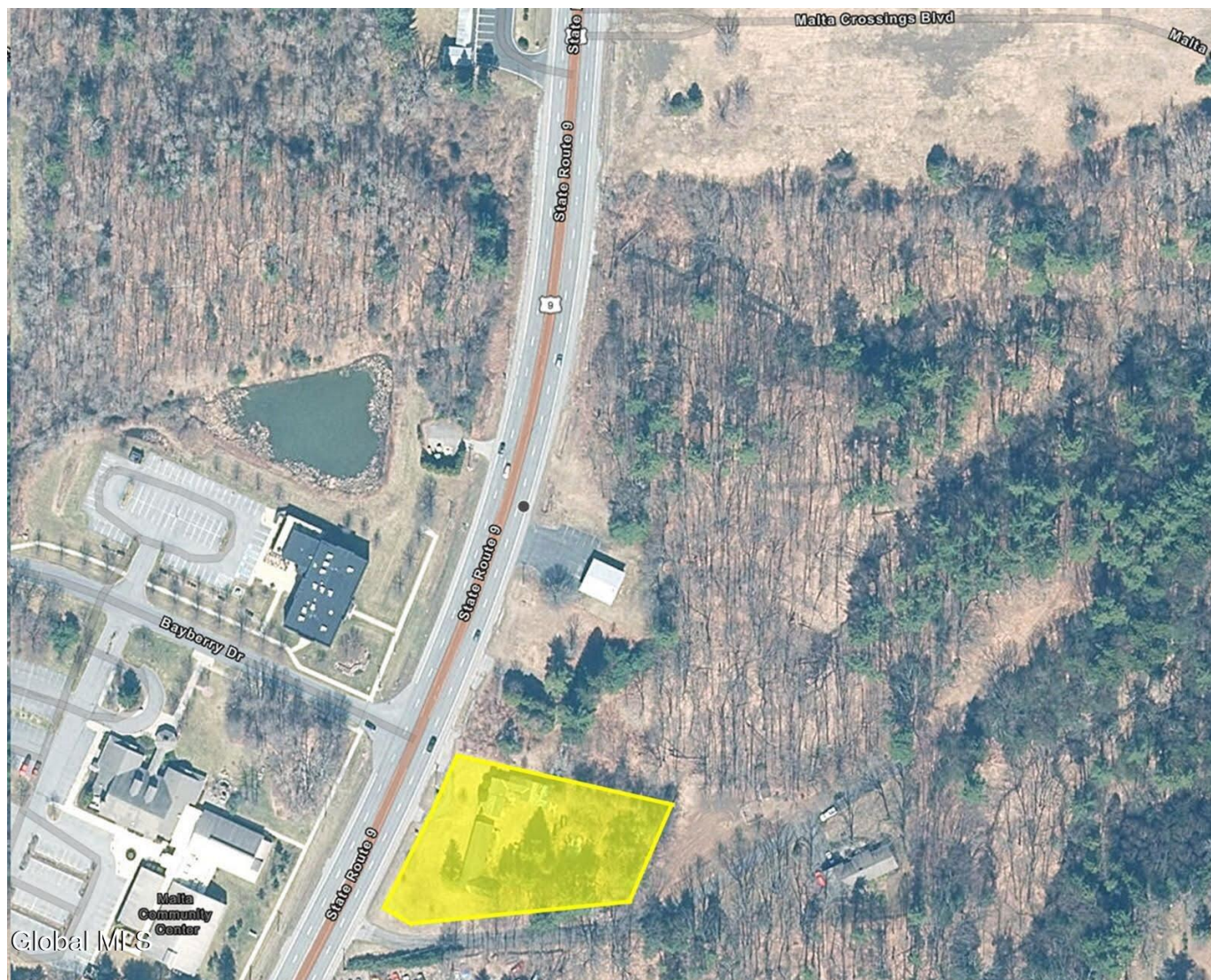




Your Lake George Real Estate Experts!

Davies Davies & Associates
P.O. Box 201, Cleverdale, NY 12820
P: (518) 656-9068 F: (518) 656-9087
www.davies-davies.com



Listing courtesy of: Carrow Real Estate Services LLC

MLS# - 202621602 - Price: \$889,000

2599 U.S. 9, Malta, NY

Description: Prime Commercial Development Opportunity - 2595 US Route 9, Malta, NY Exceptional opportunity to acquire a highly visible commercial parcel on busy US Route 9 in the heart of Malta. This property offers outstanding frontage, excellent exposure, and easy access just minutes from I-87 (Exit 12), GlobalFoundries, downtown Malta, and Saratoga Springs. Surrounded by established businesses, municipal offices, residential neighborhoods, and growing commercial development, the site is ideally positioned for a wide range of commercial uses, including retail, convenience store, fuel station, restaurant, medical, office, or mixed-use development (subject to approvals). With strong daily traffic counts, excellent demographics, and one of the Capital Region's fastest-growing markets, this property presents a rare opportunity for developers, investors, and owner-users seeking a premier location with long-term upside. Property Highlights Prime US Route 9 frontage High-visibility location with strong traffic counts Minutes from I-87 Exit 12 Near GlobalFoundries and major employers Convenient access to Saratoga Springs and Clifton Park Excellent redevelopment and investment potential Ideal for retail, restaurant, office, medical, convenience store, or other commercial uses (subject to approvals) Includes parcel 2595 US-9, 229.2-1-2 for a total of approx 2.73 acres and 446" of frontage on route 9.

Property Features

Acres: 2.73

Property Type: Land

Estimated Taxes: \$19,265

Sewer: Other

Town: Malta

School District: Ballston Spa

Water: Other

County: Saratoga



Daniel Davies

NYS Licensed Real Estate
Broker GRI, ABR,
RSPS, SRS, C2EX
(518) 656-9068
[Email Agent](#)

