



**\$725,000**

## **L6.2 BLOODY POND ROAD, LAKE GEORGE, NY 12845**

<https://fallatigroup.com>

- Mixed Use
- Land
- Pending

1.5 acres of vacant land suitable for mixed use development. The zoning is RCH residential / commercial high density. Close proximity to Lake George, Lake George Village, nearby restaurants, shops, and easy access to I-87. Contiguous 2.22 acre parcel (264.08-1-6.1) with the same zoning, and 529.25 feet of frontage on NY 9L is also available to purchase for an additional \$775,000 (total acreage of both parcels is 3.7 acres). Owner willing to discuss seller financing and/or partnership with interested buyers.

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### **Basics**



**Date added:** Added 12 months ago

**List Office Name:** Four Seasons Sotheby's International Realty

**List Agent Office Phone:** 413-374-7808

**County:** Warren

**Category:** Land

**Status:** Pending

**MLS ID:** 202419694

**List Agent Email:** andrea.collins@sothebysrealty.com

**Days On Market:** 276

**Lot Size Acres:** 1.5 acres

**Type:** Mixed Use

**Zoning:** Mixed

## Directions

**Directions:** Follow I-87 N to NY-149 E/US-9 N in Queensbury. Take exit 20 on I-87 N Continue on US-9 N. Drive to Bloody Pond Rd in Lake George

## Exterior Features

**Lot Size Units:** Acres

**Lot Size Area:** 1.5

## Amenities & Features

**Utilities:** Cable Available, Electricity Available, Sewer Available, Water Available

**Sewer:** Other, Public Sewer

**Water:** Other, Public

**Body of Water:** Lake George

## Additional

**Buyer Agency Compensation:** 2.50

**Sub Agency Compensation:** 0.00

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.



**Possession:** Other, Negotiable, At Closing **Special Listing Conditions:** Other

**Tax Annual Amount: \$662.63**

## Elementary School: Lake George

**High School:** Lake George

**High School District:** Lake George