



Global MLS

1433 ROUTE 9, HALFMOON, NY 12065

<https://fallatigroup.com>

Great location on high traffic section of Rt 9 in Halfmoon (just north of the Crescent bridge and halfway between exits 8 & 8A of I87). Mixed use building with 1st floor commercial space and 2nd flr apartment. Let the tenant pay your monthly expenses! 1st flr has approx 1100 sq ft of available office space that has many possible uses; professional office, shared work space, hair salon, etc. 2nd floor apt has 2 br/1 bath, completely remodeled and currently rented for \$1500/mo (one yr lease). 2 car detached garage rented mo-to-mo for \$240/mo. This unique, boutique style office offers function with old world charm. Full kitchen, break room, bath, and full basement for extra storage. New 200 amp elec (2021), new [...]

\$350,000

- 2 baths
- Mixed Use
- Commercial Sale
- Active

Basics



Date added: Added 1 day ago

List Office Name: Johnson Capital Realty, LLC

List Agent Office Phone: 518-852-7601

County: Saratoga

Lot Size Acres: 0.37 acres

Category: Commercial Sale

Status: Active

Year built: 1840

MLS ID: 202525019

List Agent Email: ljohnson@johnsoncapitalrealty.com

Building Area Total: 1728

Living Area sqft: 1728

Lot Size Dimensions: 100x165

Type: Mixed Use

Bathrooms: 2 baths

Zoning: Mixed

Directions

Directions: Rt 9 About 1/2 mile north of the Crescent Bridge

Building Details

Construction Materials: Vinyl Siding

Basement: Full

Patio & Porch: Porch

Roof: Asphalt

Interior Features

Floor Covering: Carpet, Hardwood, Vinyl

Cooling: None

Heating: Baseboard, Hot Water

Interior Features: High Speed Internet, Paddle Fan

Exterior Features

Parking: Paved, Tandem

Lot Size Units: Acres

Exterior Features: Lighting

Lot Size Area: 0.37



Amenities & Features

Sewer: Public Sewer

Water: Public

Electric: 200+ Amp Service

Security Features: Other, Smoke Detector(s), Carbon Monoxide Detector(s)

Financial

Possession: At Closing

Tax Annual Amount: \$4,684

Tax Block: 285

Tax Lot: 2

Tax Tract: .1-1

School Information

High School: Shenendehowa

High School District: Shenendehowa

