



\$495,000

1483 US-9, LAKE GEORGE, NY 12845

<https://fallatigroup.com>

Highly visible commercial property located on one of the busiest intersections in Warren County, directly across from Log Jam at the French Mountain Outlets. The sale does not include the business, and a current lease is in place with approximately two years remaining, providing immediate income. The property offers excellent signage exposure, a large parking area behind the building, and a full basement providing substantial storage space. Public water and public sewer are available. A prime location surrounded by high traffic, major retail, and tourism drivers.

- 2 baths
- Mixed Use
- Commercial Sale
- Active

Basics



Date added: Added 3 months ago
List Office Name: Realize Brokers
List Agent Office Phone: 518-932-5496
Building Area Total: 3096
Living Area sqft: 3096
Lot Size Dimensions: 70 x 313 x 70 x 308
Type: Mixed Use
Bathrooms: 2 baths
Zoning: Commercial

MLS ID: 202530993
List Agent Email: spencer@realizebrokers.com
Days On Market: 13
County: Warren
Lot Size Acres: 0.48 acres
Category: Commercial Sale
Status: Active
Year built: 1980

Directions

Directions: Intersection of Rt 9 and 149, across from the Log Jam.

Building Details

Construction Materials: Block, Brick
Roof: Rubber

Basement: Full

Interior Features

Heating: Forced Air

Cooling: Central Air

Exterior Features

Parking: Paved

Lot Size Units: Acres

Lot Size Area: 0.48



Amenities & Features

Sewer: Public Sewer

Water: Public

Electric: 220 Volts

Financial

Tax Annual Amount: \$5,418

Tax Block: 1

Tax Lot: 1

Tax Tract: 288.12

School Information

Elementary School: Lake George

High School: Lake George

High School District: Lake George

