



\$1,350,000

1742 US-9, HALFMOON, NY 12065

<https://fallatigroup.com>

Rare opportunity to acquire and reposition a high-visibility redevelopment site along Clifton Park's primary commercial corridor. Strategically located on Route 9 in the Town of Halfmoon, just beyond Clifton Park's most active retail intersection, 1742 Route 9 benefits from steady traffic flow, excellent frontage, and convenient access to the Adirondack Northway (I-87). The corridor is anchored by national retailers, healthcare providers, professional offices, and service businesses, creating a strong commercial environment with consistent consumer activity. The property offers flexibility for redevelopment into medical or professional office space, retail or quick-service use, showroom or flex space, or an integrated mixed-use concept. With strong fundamentals and multiple redevelopment strategies, the site is ideally suited for owner-users establishing a flagship presence or investors pursuing a [...]

- 0 baths
- Mixed Use
- Commercial Sale
- Active



Basics

Date added: Added 2 months ago

List Office Name: KW Platform

List Agent Office Phone: 518-368-3932

Building Area Total: 2880

Living Area sqft: 2880

Lot Size Dimensions: 185.2 FF

Type: Mixed Use

Bathrooms: 0 baths

Zoning: Commercial

MLS ID: 202612160

List Agent Email: bromer@kw.com

Days On Market: 2

County: Saratoga

Lot Size Acres: 2.75 acres

Category: Commercial Sale

Status: Active

Year built: 1985

Directions

Directions: From Exit 9 Wine & Liquor Warehouse at 9 Halfmoon Crossing Blvd, Halfmoon, NY 12065 (just off I-87 exit 9), head south on US-9 for about 1.5 miles, then you'll find Eddie F's Clifton Park at 1742 Route 9, Halfmoon, NY 12065 on your right, right along the same highway.

Building Details

Construction Materials: Other

Patio & Porch: Porch

Interior Features

Heating: Other

Cooling: Central Air

Exterior Features



Exterior Features: Other

Lot Size Units: Acres

Lot Size Area: 2.75

Amenities & Features

Sewer: Public Sewer

Water: Public

Financial

Tax Annual Amount: \$17,823

Tax Block: 1

Tax Lot: 13.000

Tax Tract: 272.01

School Information

High School: Shenendehowa

High School District: Shenendehowa

