



2.75 acres

\$1,350,000

## 1742 US-9, HALFMON, 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 days 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

