



**\$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



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# Basics

<b>Date added:</b> Added 2 days ago	<b>MLS ID:</b> 202612160
<b>List Office Name:</b> KW Platform	<b>List Agent Email:</b> bromer@kw.com
<b>List Agent Office Phone:</b> 518-368-3932	<b>Days On Market:</b> 2
<b>Building Area Total:</b> 2880	<b>County:</b> Saratoga
<b>Living Area sqft:</b> 2880	<b>Lot Size Acres:</b> 2.75 acres
<b>Lot Size Dimensions:</b> 185.2 FF	<b>Category:</b> Commercial Sale
<b>Type:</b> Mixed Use	<b>Status:</b> Active
<b>Bathrooms:</b> 0 baths	<b>Year built:</b> 1985
<b>Zoning:</b> Commercial	

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# 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.

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# Building Details

<b>Construction Materials:</b> Other	<b>Patio &amp; Porch:</b> Porch
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# Interior Features

<b>Heating:</b> Other	<b>Cooling:</b> Central Air
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# Exterior Features



Exterior Features: Other

Lot Size Area: 2.75

Lot Size Units: Acres

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

