



Global MLS

\$799,999

2278 ROUTE 9, MECHANICVILLE, NY 12118

<https://fallatigroup.com>

Combined offering features 2.54± total acres across two parcels (0.54 and 2.00 acres) of C-2 zoned commercial property with 202 feet of frontage on Route 9 — one of the area's primary commercial corridors. Being sold with MLS# 202528000, which includes an income-producing duplex providing immediate cash flow and future development potential. Excellent visibility, easy access, and a central location make this an ideal site for office, retail, or mixed-use development. A rare opportunity to secure a high-exposure commercial property offering both current income and long-term upside. Property sold as-is.

- 0 baths
- Mixed Use
- Land
- Active

Basics



Date added: Added 6 months ago
List Office Name: Cleardoor, Inc
List Agent Office Phone: 518-368-8087
County: Saratoga
Lot Size Dimensions: 202' Road Frontage
Type: Mixed Use
Bathrooms: 0 baths

MLS ID: 202528562
List Agent Email: eric@cleardoor.io
Days On Market: 6
Lot Size Acres: 2.54 acres
Category: Land
Status: Active

Directions

Directions: South of roundabout in Malta on Route 9

Exterior Features

Lot Size Units: Acres

Lot Size Area: 2.54

Lot Features: Wooded, Cleared

Amenities & Features

Sewer: Public Sewer

Water: Well

HOA Amenities: None

Financial

Possession: At Closing

Special Listing Conditions: Other

Tax Annual Amount: \$4,000

School Information



