

2289 Rt.9  
3.82 Acres

12 EASY STREET  
25.95 Acres

\$1,900,000

## 2289 US-9, MECHANICVILLE, NY 12118

<https://fallatigroup.com>

Offering a combined 29.77 acres with 285 feet of frontage on Route 9, this two-parcel property (2289 Route 9 & 12 Easy Street) is ideally located near Malta Tech Park and GlobalFoundries, providing both an exceptional location and high visibility. A full survey, wetlands mapping, and two concept plans have recently been completed by Lansing Engineering—one designed for residential use and the other blending residential and commercial—creating flexibility to match your vision. The property layout allows for multiple possibilities, including the opportunity to utilize the Route 9 frontage for a commercial or mixed-use building while developing the residential portion with large, multiple twin homes on 40,000 sqft lots. Zoning permits a wide range of uses such as residential, office, pet care, brew [...]

- 0 baths
- Mixed Use
- Land
- Active

### Basics



**Date added:** Added 6 months ago  
**List Office Name:** Roohan Realty  
**List Agent Office Phone:** 518-226-9478  
**County:** Saratoga  
**Lot Size Dimensions:** 29.77 acres  
**Type:** Mixed Use  
**Bathrooms:** 0 baths

**MLS ID:** 202525384  
**List Agent Email:** jlyonswilliams@gmail.com  
**Days On Market:** 55  
**Lot Size Acres:** 29.77 acres  
**Category:** Land  
**Status:** Active  
**Zoning:** Mixed

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## Directions

**Directions:** I87 - Exit 12. Follow 67E to US-9S. Property is approximately .8 miles down on left.

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## Exterior Features

**Lot Size Units:** Acres

**Lot Size Area:** 29.77

**Lot Features:** Sloped, Road Frontage, Level, Wooded, Cleared

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## Amenities & Features

**Utilities:** Cable Available, Electricity Available, Gas Line At Road, Sewer Available

**Sewer:** Other, Public Sewer

**Water:** Other

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$8,610

**Tax Block:** 240.

**Tax Lot:** -15

**Tax Tract:** -2



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# School Information

**High School:** Shenendehowa

**High School District:** Shenendehowa

