



**\$395,000**

## **7 ROUTE 236, HALFMOON, NY 12065**

<https://fallatigroup.com>

Must see Commercial/Residential quaint updated home set back and in a perfect spot for your family or next business venture! Just off of Route 9 1076 square foot, 2 bedroom single family ranch which is zoned for both C-1 commercial as well as residential use. There are two lots which must be sold together (278.4-2-22 & 278.4-2-21 are included).

- Mixed Use
- Commercial Sale
- Pending

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### **Basics**



**Date added:** Added 5 months ago

**MLS ID:** 202429358

**List Agent Email:** callrealestatekate@gmail.com

**Days On Market:** 80

**County:** Saratoga

**Lot Size Acres:** 0.37 acres

**Category:** Commercial Sale

**Status:** Pending

**Zoning:** Commercial

**Contingency:** Contingent - Continue to Show

**List Office Name:** Renovo Real Estate

**List Agent Office Phone:** 518-289-0080

**Building Area Total:** 1076

**Living Area sqft:** 1076

**Lot Size Dimensions:** 0.55

**Type:** Mixed Use

**Year built:** 1953

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## Directions

**Directions:** 8a from Northway to Grooms Rd toward Waterford to NY 236 N

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## Building Details

**Construction Materials:** Wood Siding

**Basement:** Full, Unfinished

**Attached Garage:** 1

**Architectural Style:** Commercial

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## Interior Features

**Heating:** Forced Air

**Bathrooms Total:** 2

**Cooling:** Window Unit(s)

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## Exterior Features

**Parking:** Attached, Paved

**Lot Size Area:** 0.37

**Lot Size Units:** Acres



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## Amenities & Features

**Sewer:** Septic Tank

**Water:** Dug Well, Public

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$467.05

**Tax Block:** 2

**Tax Lot:** 22.000

**Tax Tract:** 278.04

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## School Information

**High School:** Shenendehowa

**High School District:** Shenendehowa

