

For Sale - 3519 Burgoyne Ave - \$925,000
3519 Burgoyne Ave, Hudson Falls, New York 12839



Listing Contact - 1



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**Coldwell Banker Commercial
Prime Properties**



Description

Discover an exciting investment with TWO versatile commercial properties at 3519 Burgoyne Ave and 1074 State Route 196. 3519 Burgoyne Ave features new windows and roof (2023), updated furnace and air conditioning (2018), epoxy flooring (2019), and newer garage doors. It includes two offices, a full bath, and a waiting area. 1074 State Route 196, once a Hess gas station, has new garage doors, insulated ceilings, and fresh metal siding (2023). Fuel tanks and pumps have been removed, with new flooring and drywall updates in progress. Operate your business from one location and rent the other, or lease both! Seller will consider selling properties separately.

Basic Information	
Sale Price:	\$925,000
Price/SF:	\$280.30
Property Type:	Retail
Property Subtype:	Freestanding Building
Available Space:	3300.0 SF
Total Building:	3,300 SF
Lot Size:	0.52 Acres
REB Listing ID:	COM1044

Details			
Listing Details		Structure Details	
Lot Size:	0.52 Acres	Stories:	1
Ceiling Height:	10 Feet	Power Volts:	220
Year Built:		Sanitary System:	Septic
Parking Spaces:	50	Water:	Well
Zoning:	Commercial Mixed Use		

*No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.