

For Sale - 1074 State Route 196 - \$350,000
1074 State Route 196, Hudson Falls, New York 12839



Listing Contact - 1



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12047

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Coldwell Banker Commercial
Prime Properties



Description

Opportunity awaits! This is corner lot located on the intersection of Burgoyne Ave and Rte. 196 is an ideal location for any business! This property has received a facelift including 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.

Basic Information	
Sale Price:	\$350,000
Price/SF:	\$146.08
Property Type:	Mixed Use
Available Space:	2396.0 SF
Total Building:	2,396 SF
Lot Size:	0.58 Acres
REB Listing ID:	COM1164

Details			
Listing Details		Structure Details	
Lot Size:	0.58 Acres	Heat:	Gas
Ceiling Height:	20 Feet	Sanitary System:	Septic
Year Built:		Water:	Well
Parking Spaces:	15		
Zoning:	Commercial		

*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.