

Listing courtesy of: Howard Hanna

MLS# - 202215341 - Price: \$1,499,900

40 Dix Avenue, Glens Falls, NY

Description: Beautifully well maintained 16,000sf commercial building with multiple occupied offices and open 7000sf space. Ideal for owner occupant and investors alike. The vacant 7000sf space includes over 6000sf of clear span space (formerly used for convenience/grocery store) with 10' to the current ceiling tiles and up to 16' without. There is an additional 700sf space for receiving plus a small office and a bathroom. Office tenants are long term and are a mix of attorneys, insurance, chiropractic and day care. Excellent parking, curb appeal and location lend this to many potential uses including brewery, urgent care/pharmacy, convenience store and much more!

Acres: 1.32

Town: Glens Falls

Water Type: Public

Property Style:

Square Feet: 15632

School District: Glens Falls

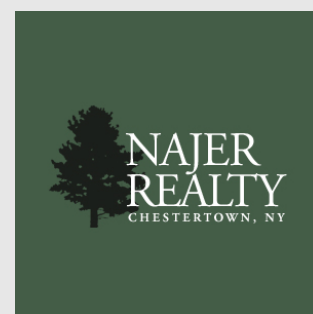
Sewer Type: Public Sewer

Exterior:

Year Built: 1985

Estimated Taxes: \$29,214

Heat Type: Forced Air, Natural Gas



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