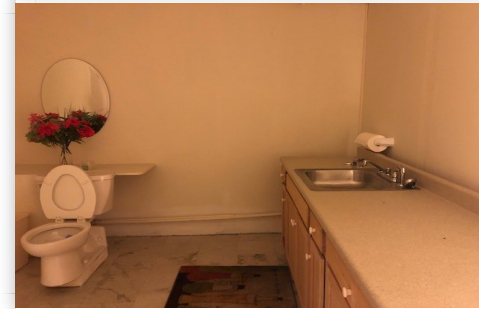


**\$435,000**

**Commercial Warehouse with owner Apartment  
Office space  
MLS # 31125-33330**



**MLS# : 31125-33330**

**Price : \$435,000**

**Type : Commercial Property**

**Size : 0.72 Acres**

**Beds: 2**

**Baths : 2.25**

**Year Built : 1980**

**Address : 198 Harrison Street , Gloversville , New York , 12078**

## FEATURES

- ✓ Masonry Building
- ✓ 3 phase power
- ✓ Finished apartment & office
- ✓ Municipal water -updated septic
- ✓ Many uses-Industrial M2 Zone
- ✓ Near Adirondack State Park
- ✓ 3/4 Acre of land
- ✓ Loading dock

## ABOUT THE PROPERTY

Unique Commercial property, containing about 9,000 sq ft., Concrete block building with wood framed roof joists, and updated Steele roofs.

Building has 3 phase power, natural gas available, Municipal water, and private septic system. Has area for 2-3 offices- partially finished, and 2,000 sq. ft living quarters. Building is fully insulated with 6" fiberglass in ceilings and 4" in walls. Foundation is 6" poured floor, also 2 - 10'x10' overhead doors and one large truck dock. Located in Industrial zoned area of town near state Rte. 29 right across from new YMCA building, plenty of parking. Only 25 minutes to Saratoga, and 45 minutes to Albany.

Many potential uses, Office area, storage, trucking home base, light manufacturing, etc.

## CONTACT US

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