



1906 Route 9, Clifton Park, NY

MLS # 201700408

Property Features

- 2± acres of buildable land
- C.T. Male engineering report available showing multiple redevelopment concepts
- Up to 40,000± SF of light industrial potential to be built
- Southern Saratoga County location close to Northway
- Older house, barn, and sheds currently on lot



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The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Building Information

Building SF:	1,258 SF
Parcel:	22± Acres
Zoning:	LI-C & L2
Parking:	Private
Ceiling Height:	8 ft.
Stories:	1
Handicap Access:	Yes
Water:	Well
Heat:	Hot Water
Sewer:	Yes
Septic:	Yes
Construction:	Frame
Roof:	Shingles

Directions

Northway (1-87) to Exit 10. East on Ushers Road, to Route 9. Head south on Route 9 for approximately 1/2 mile. Subject property is on the west side of Route 9.