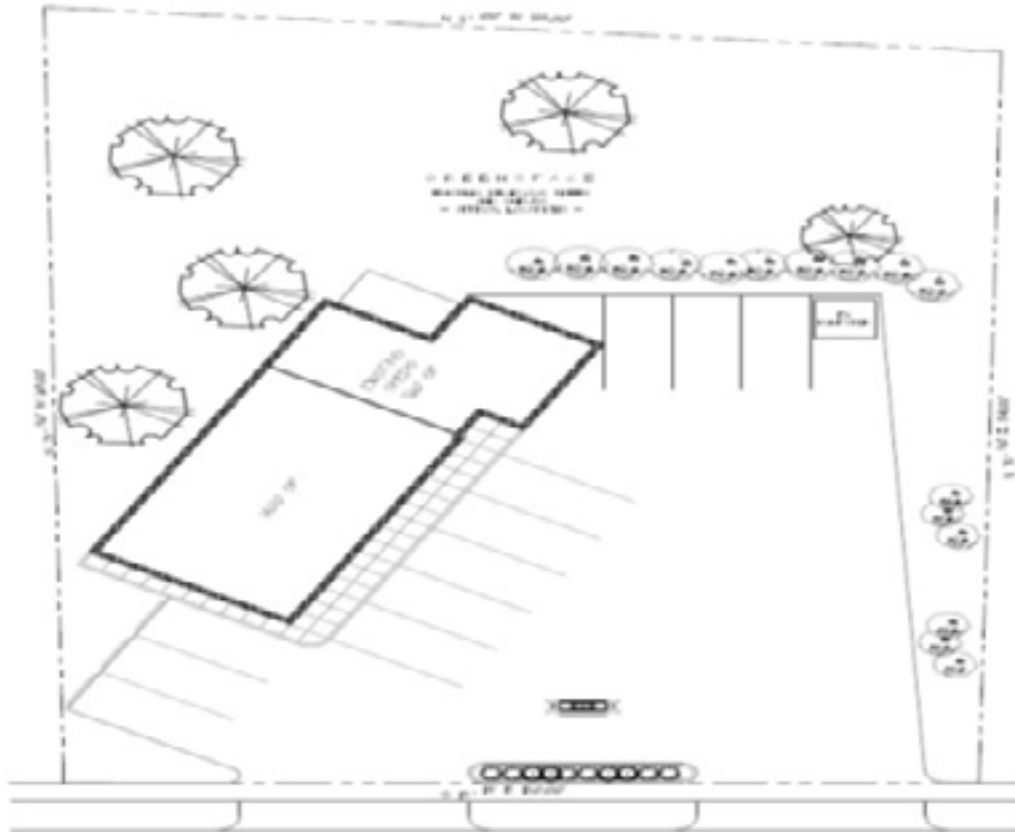


FOR SALE

173 Main St. Hudson Falls, NY 12839



RETAIL SPACE AVAILABLE

FEATURES:

±1,400 SF of building with 760 SF “shed”

UTILITIES:

Municipal water and sewer

ZONING:

Commercial

PRICE:

Offered at \$250,000 with deed restriction
no convenience store/gas

TAX INFORMATION

Tax ID #: 154.14-7-71
20 Assessment: \$206,500
20 Gen Tax: \$1,754
19/20 School:\$2,656
19/20 Village: \$1,734
Combined Tax: \$6,174

ADDITIONAL FEATURES:

- .44+/- acre parcel
- Parking for 11+/- vehicles

JENNIFER L. HOWARD

Property Manager • Licensed Real Estate Salesperson
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