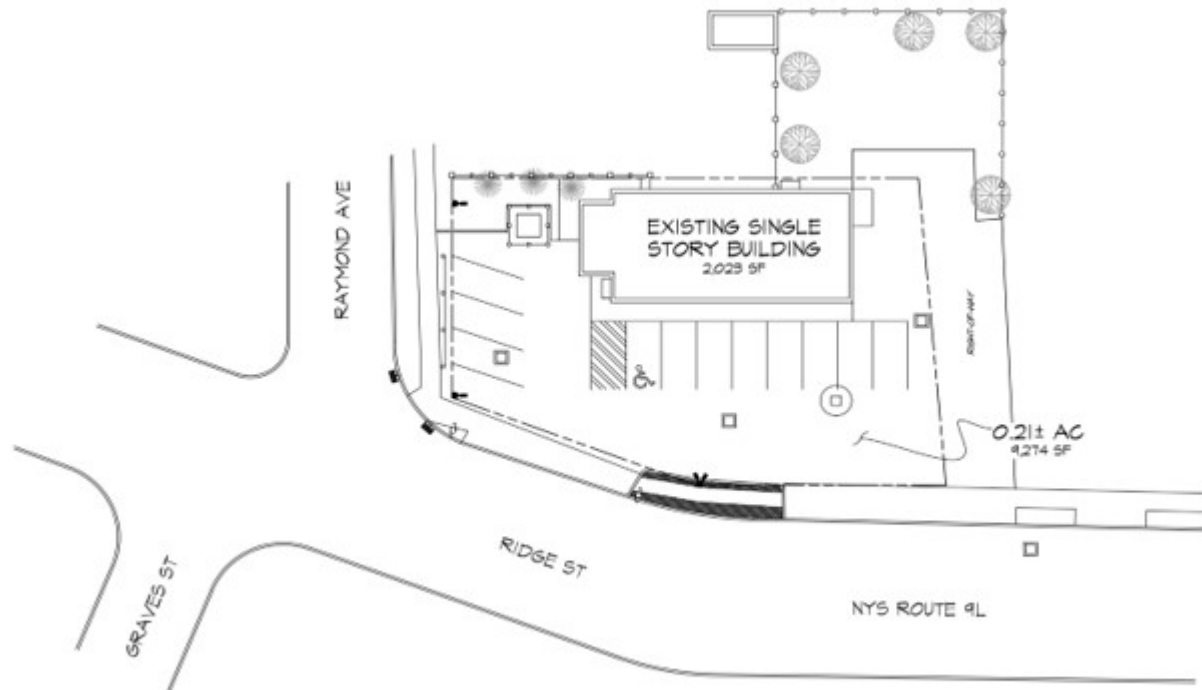


FOR SALE

255 Ridge St., Glens Falls, NY 12801



**FEATURES:**

±2,023 SF of building

**UTILITIES:**

Municipal water and sewer

**ZONING:**

GC1

**PRICE:**

Offered at \$400,000 with deed restriction  
no convenience store w/gas/food service

**TAX INFORMATION**

Tax ID #: 303.9-10-13  
20 Assessment: \$184,000  
20 Gen Tax: \$3,612  
19/20 School:\$4,485  
Combined Tax: \$8,097

**ADDITIONAL FEATURES:**

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

**JENNIFER L. HOWARD**

Property Manager • Licensed Real Estate Salesperson  
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