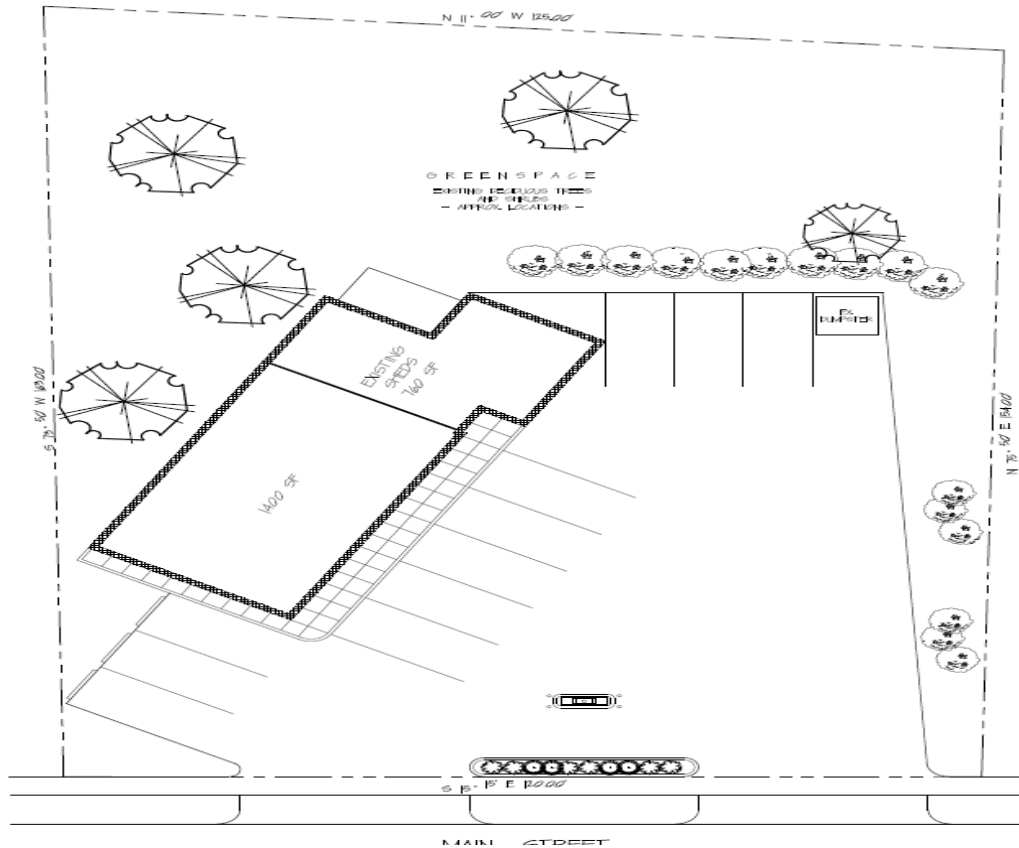


FOR SALE

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 \$175,000 with deed restriction no convenience store/gas

TAX INFORMATION

Tax ID #: 154.14-7-71

21 Assessment: \$206,500

21 Gen Tax: \$1,754

20/21 School: \$2,660

20/21 Village: \$1,714

Combined Tax: \$6,129

ADDITIONAL FEATURES:

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

JENNIFER L. HOWARD

Property Manager • Licensed Real Estate Salesperson

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