

OFFERED **FOR SALE**

**BERKSHIRE
HATHAWAY**
HOMESERVICES
BLAKE, REALTORS®

 **COMMERCIAL DIVISION™**

81-83 Canal Street | Fort Plain, NY 13339

MIXED USE



PARCEL ID
46.46-1-21&46

BUILDING SIZE
16,084 SF

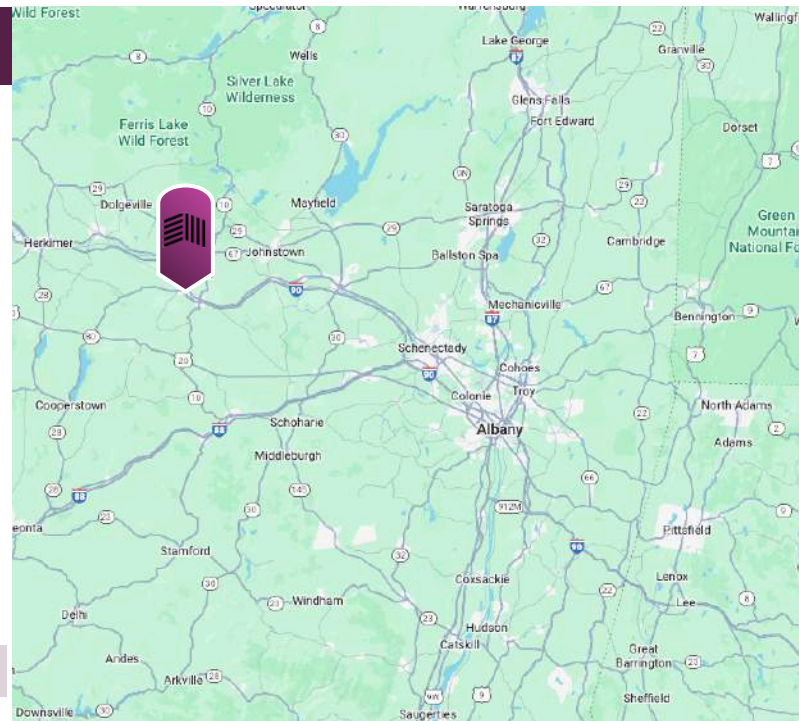
AVAILABLE OFFICE SF
1,200 SF

PARKING
8 spaces

HIGHLIGHTS

Built in 1835 and held by the same family for over a century, this meticulously preserved Erie Canal-era landmark is crowned by an iconic clock tower commissioned and still maintained by the Town of Fort Plain. The building showcases exceptional historic details, including original mahogany doors and woodwork, ornate banisters, and decorative ceilings and entryways, all complemented by thoughtful modern updates such as a rebuilt furnace and boiler (2013), updated electrical systems and meters, and energy-efficient double-pane thermal windows. The property includes two storefront or office units on the ground level and four apartments on the upper floors.

- **Taxes:** \$11,015/yr(Est.)
- **Water/Sewer:** Public
- **Lot Size:** 0.16 AC
- **Ceiling Height:** 9'



Joseph L. Legnard
Licensed Associate Broker
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jlegnard@bhhsblake.com

 **COMMERCIAL DIVISION™**

OFFERING PRICE
\$725,000

3 WINNERS CIRCLE, SUITE 305, ALBANY, NY 12205 | OFFICE: 518.464.0870 | WWW.BHHSBLAKE.COM

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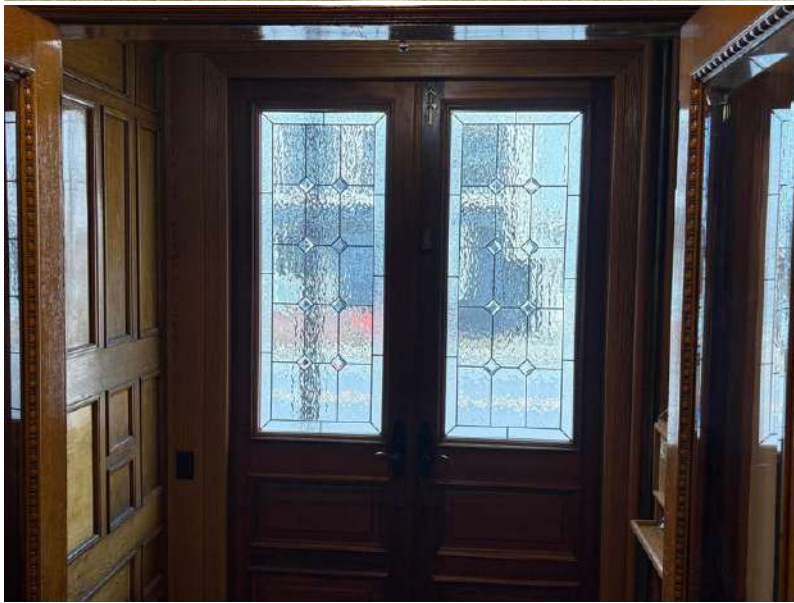
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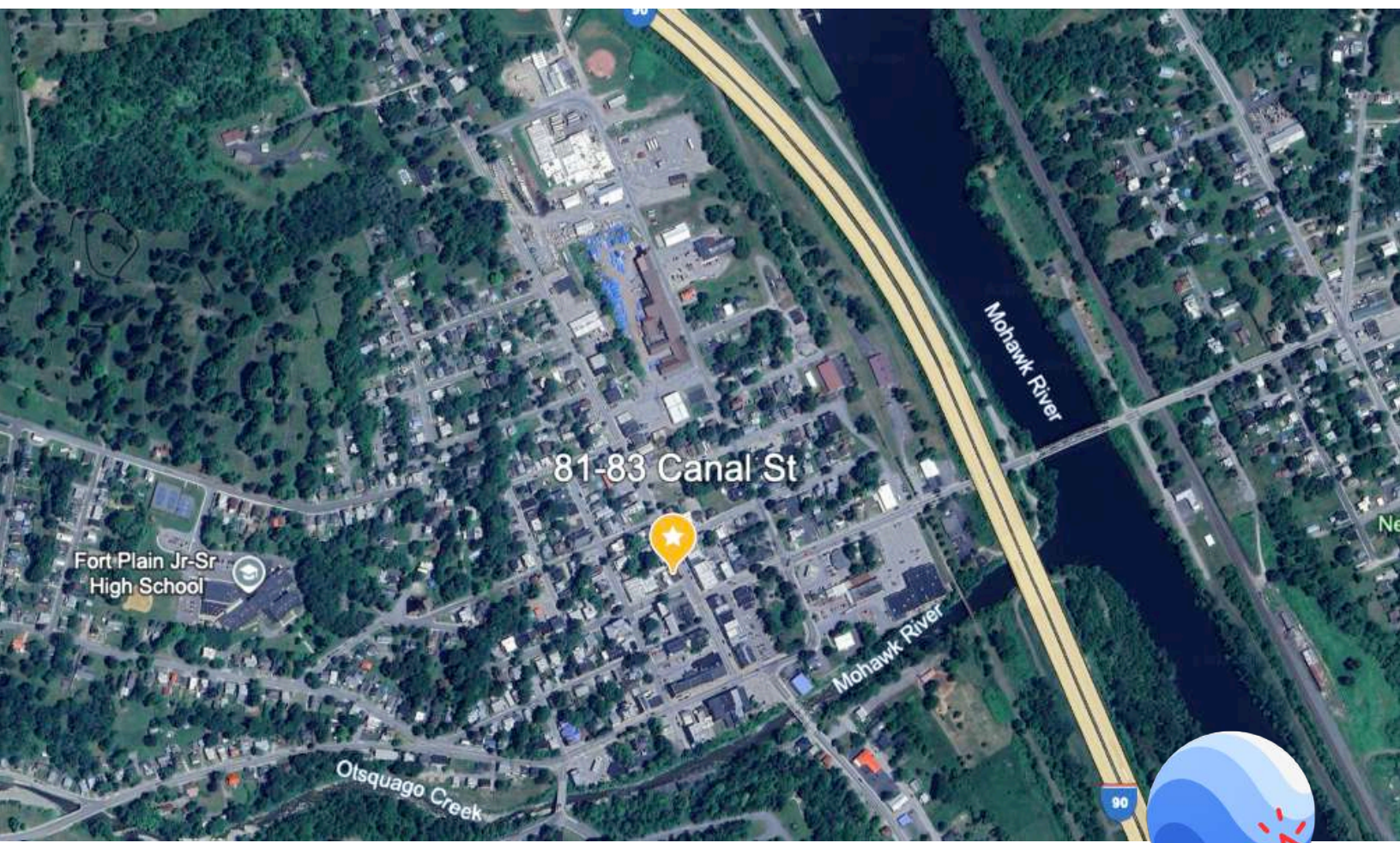
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*If viewing digitally, click the Google Earth icon to further explore the area.



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