



5364 Sr 23

5364 Sr 23, Windham, NY 12496



Caitlin Cucchiella

Hunt Real Estate

444 Broadway, Suite 201, Saratoga Springs, NY 12866

caitlin.cucchiella@huntrealestate.com

(518) 852-3665



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\$1,800,000

Foundation is in place with 9-ft poured basement ceilings. Structure footprint is 40x60 and allows for up to 3 stories. Zoned Mixed Use for Commercial/Residential—ideal uses include medical office, retail, restaurant, etc. Buyers will have a due diligence period and must meet with the Zoning Board for necessary approvals. Access via paved Mill St.; exit is paved with a one-way route to Main St. Public utilities are available for easy hookup. Rear foundation includes a drop zone for deliveries. Public parking on Main St. plus a large lot across the street for up to 100 public parking spots. Blue office building not included in this price. That would have to be negotiated if buyer wanted to add that into the deal. For property information & to schedule a showing contact Caitlin Cucchiella 518-852-3665.

- Zoned mixed use for Commercial/Residential



Price:	\$1,800,000
Property Type:	Mixed Use
Sale Type:	Investment
Gross Building Area:	4,060 SF
Rentable Building Area:	4,060 SF
No. Stories:	3
Year Built:	2024
APN / Parcel ID:	1946007819130



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