

**FOR
SALE**

State Highway 30

Broadalbin, NY 12025

+/-6 Acres – Prime Commercial Opportunity Route 30 – Broadalbin, NY



SBL #'s: 170389 152-6-25 & 172289 166-3-1.011

Traffic Count: Approx. 18,000 vehicles per day (AADT)

Zoning: Commercial

Utilities: Septic & Well to be brought in

This cleared, highly visible lot offers outstanding development potential in the **Broadalbin-Perth School District**. With strong daily traffic and excellent road frontage, this site is ideal for retail, office, hospitality, storage, quick-service restaurant, or mixed commercial use (subject to approvals).

Location Highlights:

- 350 feet of cleared road frontage
- 4.2 miles to Great Sacandaga Lake
- 7.5 miles to Interstate 90 – Exit 27
- 25 miles to downtown Saratoga Springs
- Drone flyover video available upon request.
- Owner Financing Available

FOR MORE
INFORMATION
PLEASE
CONTACT

CRAIG CLERMONT
Real Estate Salesperson
(518) 369-2729 mobile
cclermont@CarrowRealEstate.com

For Sale
\$899,000



Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

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AERIAL



ROAD



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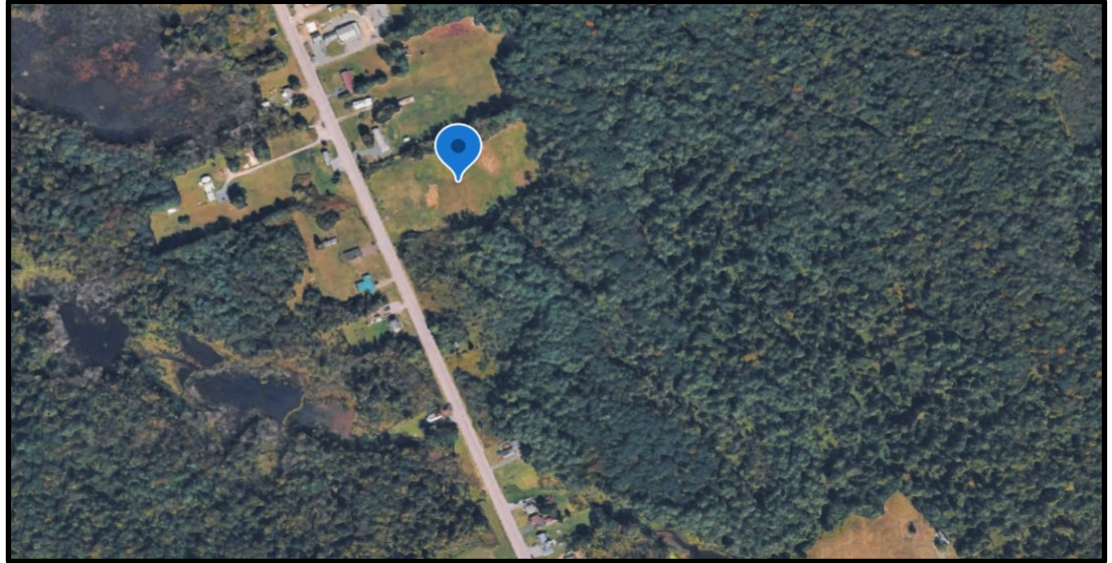
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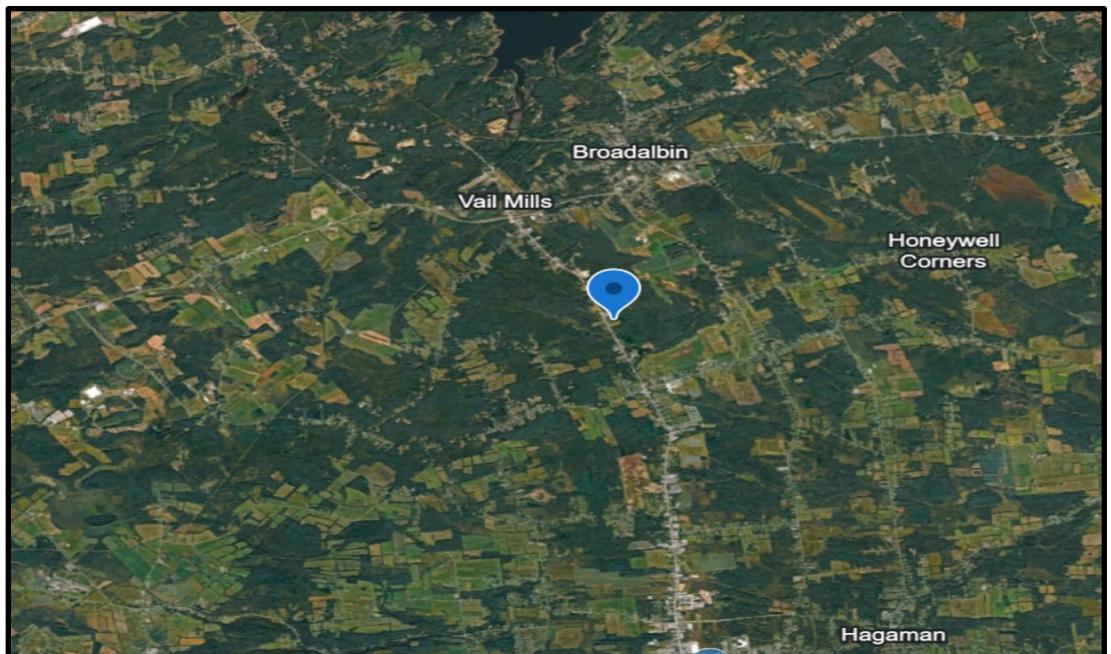
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LOCATION



BETWEEN ROUTE 29
AND COUNTY 107



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PARCEL 1



PARCEL 2



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