



**Stephen Borgos**

Licensed Associate Real Estate Broker

Cell: 518.744.1902

Home Office: 518.792.6078

steveborgos@hannacre.com

(9:00am until 9:00 pm - Eastern Time-Daily)

# 1.73 ACRES

## Zoned Commercial - Com 1A

3739 BURGUYNE AVENUE, HUDSON FALLS  
TOWN OF KINGSBURY

MUNICIPAL WATER AND SEWER  
NATURAL GAS  
PLENTIFUL ELECTRIC POWER

**Priced at \$395,000**

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## Located Across From:

Hannaford  
Trustco Bank  
Hudson River Credit Union  
Verizon  
Subway  
Dollar Tree

## About 500 Feet From:

Stewart's  
CVS  
Walgreens

**283.0' Frontage on Burgoyne Ave.  
197.94' Frontage on Michigan St.**

## TOWN OF KINGSBURY PERMITTED USES: Zone is Commercial - 1A

### Business May Include The Following, But Not Limited To:

Retail And/Or Wholesale Businesses; Tourist Accommodations; Personal And Professional Services; Banks; Theaters; Commercial Recreation; Commercial Storage Building; Auto, Farm And Construction Equipment Sales/Service; Social Clubs, Halls And Fraternal Organizations; The Manufacturing Of Products Where A Maximum Of 10 Persons Is Engaged Or Employed On The Manufacturing Portion Of The Enterprise; Warehousing And Trucking Terminals; Dwelling Units In Combination With Permitted Uses Operated By The Resident Of The Dwelling; Multifamily Dwellings; Customary Farming Operations On Land Which Is A Part Of A Farm Included Within The Boundaries Of The District; Public Utility Unit Substations Necessary For The Service Of The Area; Single Family Dwellings



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