Listing #1



49 Broadway, Fort Edward, NY 12828

List Price	**$550,000** on 09/15/2026
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11969355
Property Type	Commercial Building
County	Washington
Township	FORT EDWARD
Total Tax	$7,483
Tax ID	000000-171.000-0006-029.000
FEMA Flood Map	fema.gov/portal
Year Renovated	2026

Mixed use commercial building and land! So many possible uses! - Unique opportunity to own a money-making business! If you are a true entrepreneur, you may want to consider owning AND operating a new business. You can have a steady stream of income from the upstairs residential units to offset expenses. An extremely large parking lot, a covered three-sided outdoor deck/perfect for gatherings, opens up to a large "game yard" perfect for cornhole and other outside activities. The possibilities are endless.

Property Details

- 2 Full Baths
- 2 Half Baths
- 6020 SF (AG)
- 6020 SF (Total)
- 0.33 Acres
- Built in 1950
- Renovated 2026
- 2 Stories
- Available 9/15/2026
- Renovation: Unique property that has used in many different ways. Currently being used as a restaurant/bar and billiard hall downstairs, and two 2-bedroom, income producing apartments on the upper level. Outside entertainment area, many ongoing updating projects!

Exterior Features

- Municipal Water
- Municipal Sewer

Taxes and Fees

- $3,780 School Tax
- $1,864 County Tax
- $1,839 Village Tax
- Tax Year 2026
- -$0 per month Maintenance

Listed By

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