

FOR SALE — ±54 ACRES

# 239-241 FORT EDWARD ROAD

MOREAU  
NEW YORK 12828



## PROPERTY DETAILS

### FEATURES

±54 acres of vacant residential land in the Town of Moreau, NY.

### LOCATION

Exit 17 off I-87. Take Route 9 north towards South Glens Falls then a right onto Bluebird Road. Another right onto Fort Edward Road then the property is on the right.

### UTILITIES

Well water and private septic

### ZONING

R-1 and R-2 Residential

### PRICE

For Sale at: \$199,000

## ADDITIONAL INFORMATION

Tax ID#: 50.-3-13

20 Assessment: \$126,100

Equalization Rate: 100%

20 General Tax: \$449.14

20/21 School Tax: \$1,974.73

Combined Tax: \$2,423.87

- + Minutes from South Glens Falls
- + Suitable for residential development



## CONTACT INFORMATION

### CRAIG DARBY

Associate Broker

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Preliminary

[www.cbre.us/Albany](http://www.cbre.us/Albany)

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2020 Estimated Demographics	1 Mile	3 Mile	5 Mile
Population	2,490	37,697	59,656
Median Household Income	\$61,937	\$52,499	\$56,117



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