



**\$3,825,000**

## **1 HEMPHILL PLACE, MALTA, NY 12020**

<https://fallatigroup.com>

Excellent retail/office opportunity in fast growing Malta with easy access to I-87 and Route 9, stone's throw to Global Foundries! Three buildings on a 5.29 acre parcel. One of 3 parcels for sale in fully occupied Parade Ground Village, can be purchased separately or together. Parade Ground Village is an attractive group of buildings with an excellent tenant mix. Underlying zoning for the site is DX-3 (Downtown Mixed Use) allowing for high density commercial and residential development. Parade Ground Village offers an opportunity to make a lucrative investment in fast growing community with global reach!

- Mixed Use
- Commercial Sale
- Active

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### **Basics**



**Date added:** Added 1 month ago  
**List Office Name:** Howard Hanna  
**List Agent Office Phone:** 518-466-5635  
**Building Area Total:** 29478  
**Living Area sqft:** 29478  
**Category:** Commercial Sale  
**Status:** Active  
**Zoning:** Commercial

**MLS ID:** 202324659  
**List Agent Email:** joelkoval@howardhanna.com  
**Days On Market:** 366  
**County:** Saratoga  
**Lot Size Acres:** 5.29 acres  
**Type:** Mixed Use  
**Year built:** 1989

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## Directions

**Directions:** Northway exit 12, east on Rt 67, cross Rt 9 onto Dunning then right on Hemphill Place

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## Building Details

**Construction Materials:** Other, Vinyl Siding  
**Roof:** Asphalt  
**Basement:** Slab  
**Architectural Style:** Office, Commercial, Other

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## Interior Features

**Heating:** Forced Air, Natural Gas  
**Cooling:** Central Air

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## Exterior Features

**Parking:** Off Street, Paved  
**Lot Size Area:** 5.29  
**Lot Size Units:** Acres

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## Amenities & Features



**Sewer:** Public Sewer

**Water:** Public

**Electric:** 200+ Amp Service

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## Financial

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$55,632

**Tax Block:** 229.

**Tax Lot:** 31

**Tax Tract:** 2

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## School Information

**High School:** Ballston Spa

**High School District:** Ballston Spa

