



\$1,150,000

105 CONGRESS STREET, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

- Mixed Use
- Commercial Sale
- Active

LAND DEVELOPMENT OPPORTUNITY !! Zoned T-5 property just off Broadway in Saratoga Springs !! Includes 3 adjacent parcels for a total of .31 acres. High urban traffic location on two corners with borders on three roads including: Congress St, S Franklin St and E Beeckman St. Five minute walk to Downtown Saratoga Springs & Congress Park. Close to CVS, Embassy Suites by Hilton, Congress Plaza Shopping Mall, Etc... Drive a short proximity to all Amenities: Saratoga Hospital 3 min. Saratoga Race Course Track 5 min. SPAC, NYS Park on 2,000 ac w/ Golf 7 min. Saratoga Casino & Harness Track 8 min. Albany Airport 30 min.

Basics



Date added: Added 3 weeks ago
List Office Name: Howard Hanna
List Agent Office Phone: 518-542-1839
County: Saratoga
Lot Size Dimensions: SURVEY
Type: Mixed Use
Year built: 1978

MLS ID: 202411410
List Agent Email: lanamccall@howardhanna.com
Days On Market: 331
Lot Size Acres: 0.31 acres
Category: Commercial Sale
Status: Active
Zoning: Commercial

Directions

Directions: From Congress Park on Broadway, follow Congress St. .04 miles to 101-105 Congress St. Property is on the right.

Building Details

Construction Materials: Block, Brick
Roof: Flat, Other, Rubber

Basement: None, Slab
Architectural Style: Commercial, Other

Interior Features

Floor Covering: Concrete
Cooling: Wall Unit(s)
Bathrooms Total: 1

Heating: Natural Gas
Interior Features: High Speed Internet

Exterior Features

Parking: Paved
Lot Size Units: Acres
Lot Features: Road Frontage, Corner Lot

Exterior Features: Lighting
Lot Size Area: 0.31



Amenities & Features

Sewer: Public Sewer

Water: Public

Electric: Three Phase, 200+ Amp Service, 220 Volts, Circuit Breakers

HOA Amenities: None

Other Equipment: Negotiable

Security Features: Smoke Detector(s)

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$13,675.53

Tax Block: 2

Tax Lot: 24-26

Tax Tract: 165.66

School Information

Elementary School: Division Street

High School: Saratoga Springs

High School District: Saratoga Springs

