



\$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 Beekman 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 7 months 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: 413

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: Other, Paved

Lot Size Units: Acres

Lot Features: Road Frontage, Corner Lot

Exterior Features: Lighting

Lot Size Area: 0.31



Amenities & Features

- Sewer:** Public Sewer
- Electric:** Three Phase, 200+ Amp Service, 220 Volts, Circuit Breakers
- Other Equipment:** Negotiable
- Water:** Public
- HOA Amenities:** None
- Security Features:** Smoke Detector(s)

Financial

- Special Listing Conditions:** Standard
- Tax Block:** 2
- Tax Tract:** 165.66
- Tax Annual Amount:** \$13,675.53
- Tax Lot:** 24-26

School Information

- Elementary School:** Division Street
- High School:** Saratoga Springs
- High School District:** Saratoga Springs

