



**\$2,000,000**

- 3 baths
- Mixed Use
- Commercial Sale
- Active

## **108/114 CONGRESS STREET, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

Located in the heart of Saratoga Springs' vibrant Urban Core (UC) District - T-6, this property offers unmatched potential in one of the city's most desirable zones. The UC District allows for the highest intensity and diversity of uses, including mixed-use, residential, and commercial developments—all while promoting walkability and timeless downtown design. With up to 80,000± SF of potential new construction if the existing building is removed, or approximately 45,000± SF if you build around the current structure, the possibilities are endless. Envision luxury apartments, modern condos, boutique retail, or Class-A office space—all steps from Broadway, Congress Park, and Saratoga's finest dining and entertainment. A rare chance to shape the next landmark in Saratoga's historic downtown! The price includes the 2nd level [...]



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## Basics

**Date added:** Added 10 hours ago

**List Office Name:** KW Platform

**List Agent Office Phone:** 518-281-6808

**Lot Size Acres:** 0.37 acres

**Category:** Commercial Sale

**Status:** Active

**Year built:** 2005

**MLS ID:** 202612384

**List Agent Email:** scottvarley@kw.com

**County:** Saratoga

**Lot Size Dimensions:** 121x66x75x62x30x98

**Type:** Mixed Use

**Bathrooms:** 3 baths

**Zoning:** Mixed

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## Directions

**Directions:** From Congress Park on Broadway, follow Congress St.

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## Building Details

**Construction Materials:** Fiber Cement

**Roof:** Asphalt

**Patio & Porch:** Porch

**Architectural Style:** Commercial

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## Interior Features

**Floor Covering:** Ceramic Tile, Hardwood

**Cooling:** Central Air

**Heating:** Forced Air, Zoned, Natural Gas

**Interior Features:** Ceramic Tile Bath

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## Exterior Features

**Parking:** Off Street, Paved, Private **Lot Size Units:** Acres

**Lot Size Area:** 0.37

**Lot Features:** Road Frontage, Level, Cleared, Corner Lot, Landscaped



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## Amenities & Features

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

**Water:** Public

**Accessibility Features:**  
Accessible Approach with  
Ramp

**Security Features:** Security System Owned, Fire Sprinkler System, Smoke Detector(s), Building Security, Carbon Monoxide Detector(s), Closed Circuit Camera(s), Fire Alarm

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## Financial

**Possession:** At Closing

**Tax Block:** 2

**Tax Tract:** 165.66

**Tax Annual Amount:** \$3,852.95

**Tax Lot:** 109

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

