



\$1,999,999

- 3 baths
- Mixed Use
- Commercial Sale
- Active

108/114 CONGRESS STREET, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

Located on a high-visibility corner just off Broadway, this offering includes two parcels: a 4,228 sq. ft. mixed-use building plus a private parking lot with 18 spaces, all on .37 acres within walking distance to Broadway. With zoning for mixed use and a 50-foot height allowance, there's potential to add another 4,500+ sq. ft. with a new addition—ideal for residential, commercial, or a combination of both. The existing two-story building currently houses one of Saratoga Springs' most successful food and beverage establishments, with the second floor available for lease as office or residential space. This rare downtown investment can be purchased in multiple ways: \$2,000,000 for the real estate \$600,000 for the business alone \$2,400,000 for both together. Development Opportunity (Maximum Building [...])

Basics



Date added: Added 3 weeks ago
List Office Name: KW Platform
List Agent Office Phone: 518-281-6808
County: Saratoga
Lot Size Dimensions: 121x66x75x62x30x98
Type: Mixed Use
Bathrooms: 3 baths
Zoning: Mixed

MLS ID: 202612383
List Agent Email: scottvarley@kw.com
Days On Market: 16
Lot Size Acres: 0.37 acres
Category: Commercial Sale
Status: Active
Year built: 2005

Directions

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

Building Details

Construction Materials: Fiber Cement
Roof: Asphalt

Patio & Porch: Porch
Architectural Style: Commercial

Interior Features

Floor Covering: Ceramic Tile, Hardwood
Cooling: Central Air

Heating: Forced Air, Zoned, Natural Gas
Interior Features: Ceramic Tile Bath

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



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

Financial

Possession: At Closing

Tax Block: 2

Tax Tract: 165.66

Tax Annual Amount: \$7,780.23

Tax Lot: 109

School Information

High School: Saratoga Springs

High School District: Saratoga Springs

