



**\$1,200,000**

## **1192 NY-9P, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

Let Saratoga Lake be your inspiration for redeveloping this 10-lot / 3.32 total acre offering in a prime shoreline location on 9P. This is a rare opportunity to transform the highly desirable east side of Saratoga Lake on the site of the Saratoga Lake Motel. An 8-unit motel, cottage and house sit on three of the lots (10, 11 and 12) totaling 1 acre. 82 Rodgers Lane (lots 15, 8, 7) is just over half an acre and connects to town sewer. 73 Hiller Ln and additional 3 lots offer 50-ft of waterfront for the potential of two new structures. Killer sunset views and amazing lake access! Come survey the parcels and let your ideas flow for bringing new life & value [...]

- 12 baths
- Mixed Use
- Commercial Sale
- Pending

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### **Basics**



**Date added:** Added 6 months ago

**MLS ID:** 202531191

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

**Days On Market:** 41

**Lot Size Acres:** 3.23 acres

**Category:** Commercial Sale

**Status:** Pending

**Year built:** 1960

**Contingency:** Contingent - Continue to Show

**List Office Name:** KW Platform

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

**County:** Saratoga

**Lot Size Dimensions:** 3.23

**Type:** Mixed Use

**Bathrooms:** 12 baths

**Zoning:** Mixed

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## Directions

**Directions:** From exit14, Continue to follow NY-9P S, Pass by the gas station (on the left in 0.2 mi)

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## Building Details

**Construction Materials:** Wood Siding

**Roof:** Asphalt

**Basement:** None

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## Interior Features

**Floor Covering:** Wood

**Cooling:** None

**Heating:** Oil

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## Exterior Features

**Parking:** Off Street, Private

**Lot Size Area:** 3.23

**View:** Lake

**Lot Size Units:** Acres

**Lot Features:** Road Frontage, Wooded, Waterfront



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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Well

**Waterfront Features:** Lake/River Across Rd, Lake Front

**Body of Water:** Saratoga Lake

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$19,541.50

**Tax Block:** 2

**Tax Lot:** 11

**Tax Tract:** 206.06

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## School Information

**Elementary School:** Stillwater

**High School:** Stillwater

**High School District:** Stillwater

