



\$800,000

**126 WEST AVENUE, SARATOGA SPRINGS, NY
12866**

<https://fallatigroup.com>

- 0 baths
- Mixed Use
- Commercial Sale
- Active

Prime Saratoga Springs Opportunity! Available now is a rare corner lot at a signalized intersection on West Ave (approx. 15,000 AADT) offering outstanding visibility and accessibility, less than a mile from Broadway. Currently improved with a single-family home, the property can be renovated and expanded, or cleared for new development thanks to its highly flexible Transect 4 zoning. This zoning allows for a wide variety of uses, including stand-alone retail, professional or medical offices, financial institutions, owner-occupied offices, mixed-use, or residential projects. Its location across from newly constructed senior housing makes it especially well-suited for geriatric or support services of all kinds. Adding tremendous value, the property comes with approved architectural and site plans for a landmark mixed-use development. The design features [...]



Basics

Date added: Added 2 weeks ago

List Office Name: KW Platform

List Agent Office Phone: 518-281-6808

County: Saratoga

Lot Size Acres: 0.54 acres

Category: Commercial Sale

Status: Active

Zoning: Mixed

MLS ID: 202531185

List Agent Email: scottvarley@kw.com

Building Area Total: 2783

Living Area sqft: 2783

Lot Size Dimensions: 70.9 FF

Type: Mixed Use

Bathrooms: 0 baths

Directions

Directions: Broadway to Church St, left on West Ave. 126 is on the left at corner of West and Grand Ave.

Building Details

Construction Materials: Frame

Roof: Asphalt

Basement: None

Architectural Style: Office, Commercial

Interior Features

Heating: Forced Air, Natural Gas

Cooling: Other

Exterior Features

Parking: Off Street, Private

Lot Size Area: 0.54

Lot Size Units: Acres

Lot Features: Corner Lot



Amenities & Features

Sewer: Public Sewer

Water: Public

Financial

Special Listing Conditions: Standard

Tax Annual Amount: \$8,951.82

Tax Block: 1

Tax Lot: 22.001

Tax Tract: 165.72

