



16 CAROLINE STREET, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

\$4,600,000

- Mixed Use
- Commercial Sale
- Active

Blockbuster listing alert—what a way to kick off the 2024 summer season in Saratoga Springs! This renowned restaurant/bar/Entm't space occupies one of the most desirable corners in all of downtown Saratoga. With an address at 16 Caroline St w/ frontage also on Putnam St. just steps to Broadway, this mixed use property offers a huge .26-acre parcel at the epicenter of one of America's most loved & trafficked small cities. The building offers over 15,554 sqft of space over 4 stories&12 rental apartments! Exterior space inc. porch & patio that extend this super-popular hotspot. Unfinished basement add over 3K sqft, too. Apartments have great potential but are mostly vacant & rough. For sale is real estate only. Business not included.

Basics



Date added: Added 1 month ago
List Office Name: KW Platform
List Agent Office Phone: 518-281-6808
County: Saratoga
Lot Size Acres: 0.25 acres
Category: Commercial Sale
Status: Active
Zoning: Commercial

MLS ID: 202429740
List Agent Email: scottvarley@kw.com
Building Area Total: 15554
Living Area sqft: 15554
Lot Size Dimensions: 117.3 FF
Type: Mixed Use
Year built: 1967

Directions

Directions: Broadway to Caroline

Building Details

Construction Materials: Brick
Roof: Rubber

Basement: Full, Partial
Architectural Style: Commercial

Interior Features

Floor Covering: Tile, Wood
Cooling: Central Air, None

Heating: Steam, Natural Gas

Exterior Features

Lot Size Units: Acres
Lot Features: Road Frontage

Lot Size Area: 0.25



Amenities & Features

Sewer: Public Sewer

Water: Public

Electric: 200+ Amp Service

Security Features: Fire Escape, Security Lights, Smoke Detector(s), Fire Alarm

Financial

Tax Annual Amount: \$38,874.50

Tax Block: 1

Tax Lot: 84.000

Tax Tract: 165.60

School Information

High School: Saratoga Springs

High School District: Saratoga Springs

