



\$399,000

216 WEST AVENUE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

- 2 baths
- Mixed Use
- Commercial Sale
- Pending

Business is relocating! This unique one-level building offers endless opportunities in a prime, high-profile location on the West Ave corridor in the rapidly growing West Side of Saratoga Springs. Currently home to a thriving photography studio, the space is ready for its next chapter. Whether as a business, professional office (with a variance), or a single-level residence, the location is ideal. Possible businesses include and are not limited to; An Office, Professional Services, Arts Studio, Fitness Studio, Art Gallery, Specialty Food Establishment, Home Based Business, and of course a Photography Studio. See documents for more info on a variance. Zoned UR-2. High traffic area next to Saratoga High School, across from beautiful Pitney Meadows Community Farm, Close to YMCA, and just minutes [...]

Basics



Date added: Added 4 months ago

List Office Name: KW Platform

List Agent Office Phone: 518-573-1112

Building Area Total: 1184

Living Area sqft: 1184

Lot Size Dimensions: 104.3 FF

Type: Mixed Use

Bathrooms: 2 baths

Zoning: Single Residence

MLS ID: 202525561

List Agent Email: elizabethpage@kw.com

Days On Market: 127

County: Saratoga

Lot Size Acres: 0.38 acres

Category: Commercial Sale

Status: Pending

Year built: 1966

Directions

Directions: From 1-87 Exit 13 N North on Rt 9 2.9 mi Turn left onto W Fenlon St 0.3 mi Continue onto New St 0.2 mi Continue onto Congress Ave Destination will be on the right Corner of Congress Ave and West Ave 216 West Ave Saratoga Springs, NY 12866

Building Details

Construction Materials: Wood Siding

Roof: Asphalt, Shingle

Basement: Slab

Interior Features

Floor Covering: Carpet, Linoleum, Vinyl

Cooling: Central Air

Heating: Baseboard, Electric, Forced Air

Interior Features: Solid Surface Counters

Exterior Features

Parking: Off Street, Paved

Lot Size Area: 0.38

Lot Size Units: Acres

Lot Features: Road Frontage, Level, Corner Lot



Amenities & Features

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| Sewer: Public Sewer | Water: Public |
| Electric: 150 Amp Service, Circuit Breakers | Accessibility Features: Accessible Approach with Ramp |

Financial

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|--------------------------------------|---|
| Possession: At Closing | Special Listing Conditions: Standard |
| Tax Annual Amount: \$4,295.06 | Tax Block: 2 |
| Tax Lot: 1.000 | Tax Tract: 178.25 |

School Information

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|---|--------------------------------------|
| Elementary School: Lake Avenue | High School: Saratoga Springs |
| High School District: Saratoga Springs | |

