



\$1,936,000

2272 ROUTE 9, MALTA, NY 12118

<https://fallatigroup.com>

Fully approved 88-unit senior apartment development — shovel ready with all permits in place. This prime Route 9 site in Malta features excellent visibility, high traffic counts, and immediate access to a major corridor, just minutes from I-87 Exit 12 and only 15 minutes to Saratoga Springs. With strong regional demand for senior housing, the project is strategically positioned for success. Complete site plans, engineering, and architectural drawings are included, and some site work has already been completed. A rare opportunity for immediate development in one of the Capital Region's most desirable locations. Competitively priced at \$35k a unit.

- 0 baths
- Multi Family
- Commercial Sale
- Active

Basics



Date added: Added 6 months ago
List Office Name: KW Platform
List Agent Office Phone: 518-407-9834
County: Saratoga
Lot Size Dimensions: 385 FF
Type: Multi Family
Status: Active
Zoning: Multi Residence

MLS ID: 202525912
List Agent Email: patrick-dunn@kw.com
Days On Market: 118
Lot Size Acres: 6.44 acres
Category: Commercial Sale
New Construction: 1
Bathrooms: 0 baths

Directions

Directions: Exit 11 - 187N take by pass to Route 9 Malta. or exit 12 I87N to Route 9 south. 2 miles on left.

Building Details

Construction Materials: Other **Architectural Style:** Multiple Dwelling Unit, Land Only

Interior Features

Heating: Natural Gas

Cooling: Other

Exterior Features

Parking: Off Street, Private, Public Parking, Secured Garage/Parking

Lot Size Area: 6.44

Lot Size Units: Acres

Lot Features: Level, Cleared

Amenities & Features



Sewer: Public Sewer

Water: Public

Financial

Possession: At Closing

Tax Annual Amount: \$5,240.78

Tax Lot: 28.001

Special Listing Conditions: Standard

Tax Block: 2

Tax Tract: 240.00

School Information

High School: Shenendehowa

High School District: Shenendehowa

