



\$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
- Pending

Basics



Date added: Added 9 months ago

Contingency: Contingent - Continue to Show

MLS ID: 202525912

List Office Name: KW Platform

List Agent Email: patrick-dunn@kw.com

List Agent Office Phone: 518-407-9834

Days On Market: 195

County: Saratoga

Lot Size Acres: 6.44 acres

Lot Size Dimensions: 385 FF

Category: Commercial Sale

Type: Multi Family

New Construction: 1

Status: Pending

Bathrooms: 0 baths

Zoning: Multi Residence

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 Units: Acres

Lot Size Area: 6.44

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

