



2595 Route 9

\$990,000

2595-2599 U.S. 9, MALTA, NY 12020

<https://fallatigroup.com>

Prime Route 9 Commercial Redevelopment Site in the Heart of Malta A rare opportunity to acquire 2.79 acres across two contiguous parcels in one of Malta's most active and rapidly evolving commercial corridors. With a combined 446 feet of frontage on US Route 9 and exposure to approximately 15,000 vehicles per day, this site offers exceptional visibility and presence for future development. Zoned GC-3 under Malta's form-based code, the property supports up to three stories and a broad range of commercial and mixed-use uses (see documents for details). Sewer and gas available on site, municipal water available 100 feet from property line, allowing for efficient planning and redevelopment. The existing motel structures are obsolete and considered tear-downs, positioning this as a true [...]

- 0 baths
- Mixed Use
- Land
- Active

Basics



Date added: Added 5 months ago
List Office Name: KW Platform
List Agent Office Phone: 518-281-6808
County: Saratoga
Category: Land
Status: Active

MLS ID: 202610618
List Agent Email: scottvarley@kw.com
Days On Market: 115
Lot Size Acres: 2.79 acres
Type: Mixed Use
Bathrooms: 0 baths

Directions

Directions: Exit 12, north on Route 9, across from Bayberry Dr.

Exterior Features

Lot Size Units: Acres

Lot Size Area: 2.79

Lot Features: Road Frontage, Level, Softwood Timber, Wooded

Amenities & Features

Utilities: Underground Utilities, Electricity Available, Gas Line At Road, Sewer Available, Water Available

Sewer: Septic Tank

Water: Well

Financial

Special Listing Conditions: Standard

Tax Annual Amount: \$19,265.36

School Information

High School: Ballston Spa

High School District: Ballston Spa

