



\$3,700,000

417 BROADWAY, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

- 6 baths
- Mixed Use
- Commercial Sale
- Active

Prime downtown opportunity at 417 Broadway in the heart of Saratoga Springs. Perfectly positioned along the city's most iconic corridor. This highly visible property enjoys exceptional foot traffic and is surrounded by a vibrant mix of acclaimed restaurants, boutique shops, and year-round attractions. The first floor and basement are currently occupied by a well-established restaurant, while the upper levels feature three residential units, creating a dynamic and highly desirable mixed-use investment opportunity. Saratoga Springs is experiencing an exciting new wave of momentum, now hosting the Belmont Stakes and effectively kicking off the racing season even earlier in the year. This elevated national profile is bringing renewed energy, heightened tourism, and increased investor attention to the region, positioning this property right at the [...]



Basics

Date added: Added 7 days ago

List Office Name: Roohan Realty

List Agent Office Phone: 518-527-7895

Building Area Total: 6413

Living Area sqft: 6413

Lot Size Dimensions: 38.55x67.8

Type: Mixed Use

Bathrooms: 6 baths

Zoning: Commercial

MLS ID: 202615232

List Agent Email: Dan@RoohanRealty.com

Days On Market: 1

County: Saratoga

Lot Size Acres: 0.06 acres

Category: Commercial Sale

Status: Active

Year built: 1825

Directions

Directions: Take route 9 onto Broadway, property will be on your left.

Building Details

Construction Materials: Brick

Basement: Finished, Full, Heated, Walk-Out Access

Architectural Style: Multiple Dwelling Unit

Patio & Porch: Porch, Patio

Roof: Asphalt, Rubber

Interior Features

Floor Covering: Carpet, Ceramic Tile, Hardwood

Cooling: Central Air

Heating: Forced Air

Interior Features: Paddle Fan, Wet Bar, Wine Cellar, Wired for Sound, Built-in Features, Ceramic Tile Bath



Exterior Features

Parking: None

Lot Size Units: Acres

Lot Size Area: 0.06

Lot Features: Level, Landscaped

Amenities & Features

Sewer: Public Sewer

Water: Public

Electric: 200+ Amp Service

Spa: Jet Tub

Other Equipment: Intercom

Security Features: Fire Sprinkler System, Fire Escape, Smoke Detector(s), Carbon Monoxide Detector(s), Fire Alarm

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$24,768

Tax Block: 1

Tax Lot: 37.000

Tax Tract: 165.59

School Information

High School: Saratoga Springs

High School District: Saratoga Springs

