



\$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 [...]



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## Basics

**Date added:** Added 2 months 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

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## Directions

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

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## Building Details

**Construction Materials:** Brick

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

**Architectural Style:** Multiple Dwelling Unit

**Patio & Porch:** Porch, Patio

**Roof:** Asphalt, Rubber

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## 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



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## Exterior Features

**Parking:** None

**Lot Size Units:** Acres

**Lot Size Area:** 0.06

**Lot Features:** Level, Landscaped

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## 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

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$24,768

**Tax Block:** 1

**Tax Lot:** 37.000

**Tax Tract:** 165.59

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

