



Global MLS

## 4205 ROUTE 50, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

**\$600,000**

- 0 baths
- Mixed Use
- Commercial Sale
- Active

Owner Financing available! Prime commercial opportunity on highly visible NYS Route 50 in Saratoga Springs! This versatile property offers excellent exposure with high traffic counts and is ideally located just minutes from downtown, Wilton Mall, and I-87. Perfect for retail, office, or service-based business use. Ample parking, easy access, and strong growth in the surrounding area make this a strategic investment in a thriving corridor. Don't miss out on this high-demand location!

### Basics



**Date added:** Added 3 weeks ago

**List Office Name:** KW Platform

**List Agent Office Phone:** 518-339-1191

**Building Area Total:** 894

**Living Area sqft:** 894

**Lot Size Dimensions:** 593x621x420x83x116

**Type:** Mixed Use

**Bathrooms:** 0 baths

**UnitNumber:** 50

**MLS ID:** 202523094

**List Agent Email:** shaunlivesforre@gmail.com

**Days On Market:** 4

**County:** Saratoga

**Lot Size Acres:** 4 acres

**Category:** Commercial Sale

**Status:** Active

**Zoning:** Commercial

## Directions

**Directions:** Located on NYS Route 50, just 10 minutes south of downtown Saratoga Springs, 4205 NYS Rte #50 is easily accessible via I-87 Exit 13N. Head north on Route 9, then turn right onto Route 50; the property will be on your right, just past the Wilton Mall area.

## Building Details

**Construction Materials:** Vinyl Siding

## Interior Features

**Heating:** Hot Water

**Cooling:** None

## Exterior Features

**Lot Size Units:** Acres

**Lot Size Area:** 4

## Amenities & Features



**Sewer:** Septic Tank

**Water:** Public

**Financial**

**Tax Annual Amount:** \$2,790.27

**Tax Block:** 1

**Tax Lot:** 8.000

**Tax Tract:** 141.00

