



48 LINCOLN AVENUE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

This area is known for its steady growth and high property value appreciation, making this an ideal place to set up your business for long-term success in Downtown Saratoga Springs. Zoned commercial/mixed-use and ready for your vision! Easy access on & off the Northway & just one block from Broadway in Saratoga Springs. Walking distance to the Saratoga Race Course, SPAC and many other local attractions. The current building (44'x48') has an open floor plan with the opportunity to build up another level. At 48 Lincoln Ave you have so many possibilities to start your own business to add to this thriving community! All DEC and EPA testing has been done and there is no remediation that is needed. Zoned NC T5 [...]

\$820,000

- 1 bath
- Mixed Use
- Commercial Sale
- Active

Basics



Date added: Added 1 month ago
List Office Name: Miranda Real Estate Group Inc
List Agent Office Phone: 518-466-9083
County: Saratoga
Lot Size Dimensions: .17
Type: Mixed Use
Bathrooms: 1 bath
Zoning: Commercial

MLS ID: 202614334
List Agent Email: lvitiello realestate@gmail.com
Days On Market: 25
Lot Size Acres: 0.17 acres
Category: Commercial Sale
Status: Active
Year built: 1960

Directions

Directions: From S Broadway turn right onto Lincoln Ave. Property is located about 250' on your right.

Building Details

Construction Materials: Other, Cedar
Roof: Asphalt

Basement: None
Architectural Style: Commercial, Other

Interior Features

Heating: Forced Air, Natural Gas
Interior Features: Wall Paneling

Cooling: Window Unit(s), None

Exterior Features

Parking: Off Street, On Street, Paved, Public Parking
Lot Size Area: 0.17

Lot Size Units: Acres
Lot Features: Road Frontage, Level, Cleared



Amenities & Features

Sewer: Public Sewer

Water: Public

Electric: 200+ Amp Service

HOA Amenities: None

Other Equipment: Other

Security Features: Smoke Detector(s), Carbon Monoxide Detector(s)

Financial

Special Listing Conditions: Standard

Tax Annual Amount: \$7,160.16

Tax Block: 165.

Tax Lot: 34

Tax Tract: 2

School Information

High School: Saratoga Springs

High School District: Saratoga Springs

