



**\$399,000**

## **588 LAKE AVENUE, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

- 1 bath
- Mixed Use
- Commercial Sale
- Active

LEASE OR OWN! Rare opportunity to acquire or lease either a turnkey restaurant property on Lake Avenue in Saratoga Springs OR ideal as a seasonal destination business, OR reimagine the property as an event venue, redevelopment project, OR potential subdivision into three building lots backed up to beautiful open field. The offering includes three deeded lots and a fully equipped restaurant with all furniture, fixtures, and equipment (FF&E) included, featuring a walk-in cooler, smoker, and ample on-site parking for approximately 85 vehicles. A prime location at the Gateway to Saratoga, with flexible use potential and exceptional upside. 6 minutes to downtown Saratoga Springs.

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### **Basics**



**Date added:** Added 4 months ago  
**List Office Name:** KW Platform  
**List Agent Office Phone:** 518-573-1112  
**County:** Saratoga  
**Lot Size Acres:** 2.34 acres  
**Category:** Commercial Sale  
**Status:** Active  
**Year built:** 1960

**MLS ID:** 202611981  
**List Agent Email:** elizabethpage@kw.com  
**Building Area Total:** 1444  
**Living Area sqft:** 1444  
**Lot Size Dimensions:** 431.7 FF  
**Type:** Mixed Use  
**Bathrooms:** 1 bath  
**Zoning:** Commercial

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## Directions

**Directions:** Exit 14 or Exit 15 to Lake Avenue (Rt 29) Pass Stewarts on the right. 588 Lake Avenue

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## Building Details

**Construction Materials:** Wood Siding  
**Roof:** Asphalt, Slate

**Basement:** None  
**Architectural Style:** Office

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## Interior Features

**Floor Covering:** Vinyl  
**Cooling:** Central Air

**Heating:** Forced Air  
**Interior Features:** Solid Surface Counters

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## Exterior Features

**Parking:** Off Street  
**Lot Size Units:** Acres  
**Lot Features:** Road Frontage, Wooded, Cleared

**Exterior Features:** Gas Grill  
**Lot Size Area:** 2.34



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## Amenities & Features

**Sewer:** Septic Tank

**Water:** Well

**Electric:** 200+ Amp Service

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## Financial

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$6,271

**Tax Block:** 2

**Tax Lot:** 64.000

**Tax Tract:** 167.00

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

