



\$399,000

588 LAKE AVENUE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

- 1 bath
- Mixed Use
- Commercial Sale
- Active

Rare opportunity to acquire 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.

Basics



Date added: Added 3 weeks ago
List Office Name: KW Platform
List Agent Office Phone: 518-573-1112
Building Area Total: 1444
Living Area sqft: 1444
Lot Size Dimensions: 431.7 FF
Type: Mixed Use
Bathrooms: 1 bath
Zoning: Commercial

MLS ID: 202611981
List Agent Email: elizabethpage@kw.com
Days On Market: 20
County: Saratoga
Lot Size Acres: 2.34 acres
Category: Commercial Sale
Status: Active
Year built: 1960

Directions

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

Building Details

Construction Materials: Wood Siding
Roof: Asphalt, Slate

Basement: None
Architectural Style: Office

Interior Features

Floor Covering: Vinyl
Cooling: Central Air

Heating: Forced Air
Interior Features: Solid Surface Counters

Exterior Features

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

Exterior Features: Gas Grill
Lot Size Area: 2.34



Amenities & Features

Sewer: Septic Tank

Water: Well

Electric: 200+ Amp Service

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$6,271

Tax Block: 2

Tax Lot: 64.000

Tax Tract: 167.00

School Information

High School: Saratoga Springs

High School District: Saratoga Springs

