



\$355,000

78 CHURCH STREET, 103, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

- 1 bath
- Mixed Use
- Commercial Sale
- Active

Located just 3 blocks from Broadway in Saratoga Springs, and newly constructed by an award-winning builder, this condo building features two exceptional commercial units available for purchase. These units provide an excellent opportunity for businesses seeking a prime downtown location with excellent accessibility for retail or an office. Vanilla box includes aluminum storefront with keyed entry, LVT flooring, painted GWB walls, tegular ACT ceiling and single bathroom. Photos include virtual renderings.

Basics



Date added: Added 1 year ago
List Office Name: Julie & Co Realty LLC
List Agent Office Phone: 518-701-5080
County: Saratoga
Category: Commercial Sale
New Construction: 1
Bathrooms: 1 bath
Zoning: Mixed

MLS ID: 202511701
List Agent Email: julie@bonacio.com
Days On Market: 391
Lot Size Acres: 0.47 acres
Type: Mixed Use
Status: Active
Year built: 1
UnitNumber: 103

Directions

Directions: Broadway to right on Church Street. Property is located on your left.

Building Details

Construction Materials: Other, Brick
Roof: Rubber

Basement: None

Interior Features

Floor Covering: Other
Cooling: Central Air
Bathrooms Total: 1

Heating: Forced Air, Natural Gas
Interior Features: High Speed Internet

Exterior Features

Parking: On Street
Lot Size Units: Acres
Lot Features: Level

Exterior Features: Lighting
Lot Size Area: 0.47



Amenities & Features

Sewer: Public Sewer

Water: Public

Electric: 100 Amp Service **Accessibility Features:** Accessible Doors, Accessible Hallway(s), Accessible Sidewalks

HOA Amenities: None

Security Features: Fire Sprinkler System, Smoke Detector(s), Carbon Monoxide Detector(s)

Fees

HOA Fee: \$710

HOA Fee Frequency:
Monthly

HOA Fee Includes: Insurance, Maintenance Grounds, Maintenance Structure, Sewer, Snow Removal, Trash, Water

Financial

Special Listing Conditions: Standard

Tax Annual Amount: \$9,929.67

Tax Block: 1

Tax Lot: 38

Tax Tract: 165.51

School Information

High School: Saratoga Springs

High School District: Saratoga Springs

