



78 CHURCH STREET, 108, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

\$320,000

- 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 7 months 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: 202511702

List Agent Email: julie@bonacio.com

Days On Market: 154

Lot Size Acres: 0.47 acres

Type: Mixed Use

Status: Active

Year built: 1

UnitNumber: 108

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: \$8,924.82
Tax Block: 1	Tax Lot: 38
Tax Tract: 165.51	

School Information

High School: Saratoga Springs	High School District: Saratoga Springs
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