



\$320,000

## 78 CHURCH STREET, 108, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

- 1 bath
- Mixed Use
- Commercial Sale
- Pending

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:** 202511702  
**List Agent Email:** julie@bonacio.com  
**Days On Market:** 452  
**Lot Size Acres:** 0.47 acres  
**Type:** Mixed Use  
**Status:** Pending  
**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

