



**\$4,250,000**

## **79 HENRY STREET, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

- 4 baths
- Mixed Use
- Commercial Sale
- Active

Make your mark on downtown Saratoga Springs with this beautiful, brand new commercial building. UC zoning allows for myriad uses across 4 levels of functional space with character. Street level entrance offers glass surround for great light and visibility. Second and third floor spaces have great space, and views from porches, mezzanine level, and large picture windows. The entire building is a blank canvas ready for finishing touches. An excellent buy for end-users and investors alike.

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### **Basics**



**Date added:** Added 13 hours ago  
**List Office Name:** Roohan Realty  
**List Agent Office Phone:** 518-527-7895  
**Lot Size Acres:** 0.2 acres  
**Category:** Commercial Sale  
**New Construction:** 1  
**Bathrooms:** 4 baths  
**Zoning:** Commercial

**MLS ID:** 202614127  
**List Agent Email:** Dan@RoohanRealty.com  
**County:** Saratoga  
**Lot Size Dimensions:** 62x191  
**Type:** Mixed Use  
**Status:** Active  
**Year built:** 2021

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## Directions

**Directions:** from Broadway take Caroline Street, left on Henry, property on your left.

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## Building Details

**Construction Materials:** Metal Siding, Steel Beam, Block, Drywall

**Basement:** Finished, Partial

**Architectural Style:** Commercial

**Patio & Porch:** Deck

**Roof:** Asphalt, Rubber, Shingle

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## Interior Features

**Floor Covering:** Carpet, Concrete, Tile

**Cooling:** Central Air

**Heating:** Forced Air, Natural Gas

**Interior Features:** Ceramic Tile Bath, Elevator

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## Exterior Features

**Parking:** Off Street, Paved

**Lot Size Area:** 0.2

**Lot Size Units:** Acres



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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Accessibility Features:** Accessible Approach with Ramp

**Security Features:** Security System Owned, Prewired, Fire Alarm

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$14,280.71

**Tax Block:** 1

**Tax Lot:** 74.001

**Tax Tract:** 165.60

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

