



Your Lake George Real Estate Experts!

Davies Davies & Associates

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

www.davies-davies.com



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MLS# - 202315853 - Price: \$4,000,000

417 Broadway , Saratoga Springs, NY

Description: Opportunity knocks! Large floor plan with 6500 sq. ft 4 stories. Lovingly cared for by the owner. Upstate dream! Sale Includes: Business, Building & Land Features: Prime Downtown Saratoga Year Built: 1825 "Historic Broadway #6" Property Type: Mixed Use, CMRES Zoning: Commerical | T-6: Transect Zone 6 "Urban Core" Class: 482 Downtown rowhouse (detached) Water: Public Sewer: Public Total SF: 6500 Sq. Ft. Finsihed SF: 5856 Sq. Ft. Lot Size (acres): 0.116 Estimated Taxes: \$8,188 4 Stories Construction: Brick All Floors Finished (1-4) Flooring: Hardwood, tile Heat & Cooling: Central Security System Exterior material: Brick Accessibility: Road Frontage + Two Deeded Pathways 2 Fireplaces Attic: (unfinished) Parking: Street

Acres: 0.06

Above Ground Square Feet: 4484

Town: Saratoga Springs

Property Type: Commercial

School District: Saratoga Springs **Estimated Taxes:** \$20,810

Water: Public

Sewer: Public Sewer

Heat: Forced Air

Property Style: Commercial

Basement: Finished, Full, Walk-Out Access

Exterior: Brick

County: Saratoga

Cooling: Central Air

Zoning: Commercial



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