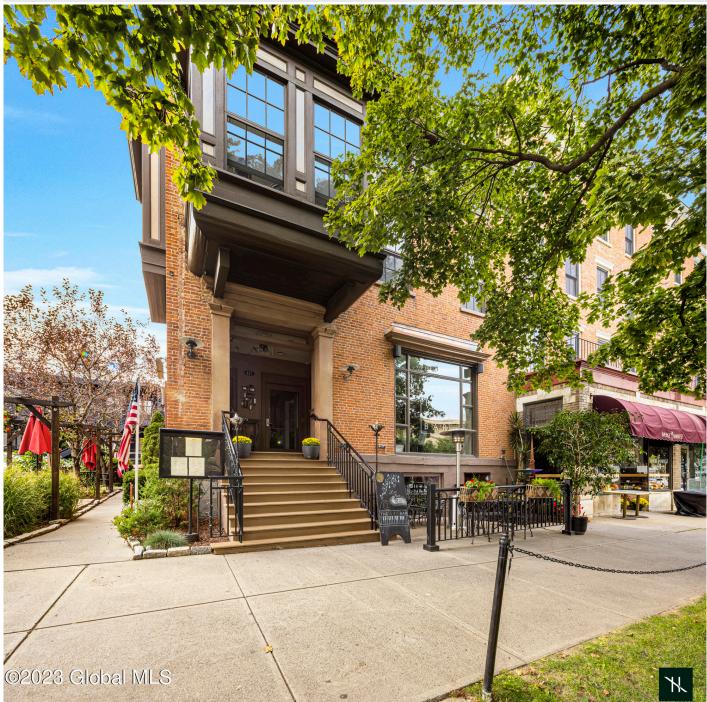


**Davies Davies & Associates** 

P.O. Box 201, Cleverdale, NY 12820 P: (518) 656-9068 F: (518) 656-9087 www.davies-davies.com



Listing courtesy of: The Hinton Group

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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

Property Type: Commercial Water: Public Property Style: Commercial

County: Saratoga

**Above Ground Square** Town: Saratoga Springs Feet: 4484 School District: Saratoga Springs Estimated Taxes: \$20,810 Sewer: Public Sewer Basement: Finished, Full, Walk-Out Access Cooling: Central Air

Heat: Forced Air Exterior: Brick

Zoning: Commercial



**Daniel Davies** NYS Licensed Real Estate Broker GRI, ABR, RSPS,SRS,C2EX (518) 656-9068 dan@daviesrealtv.net

