



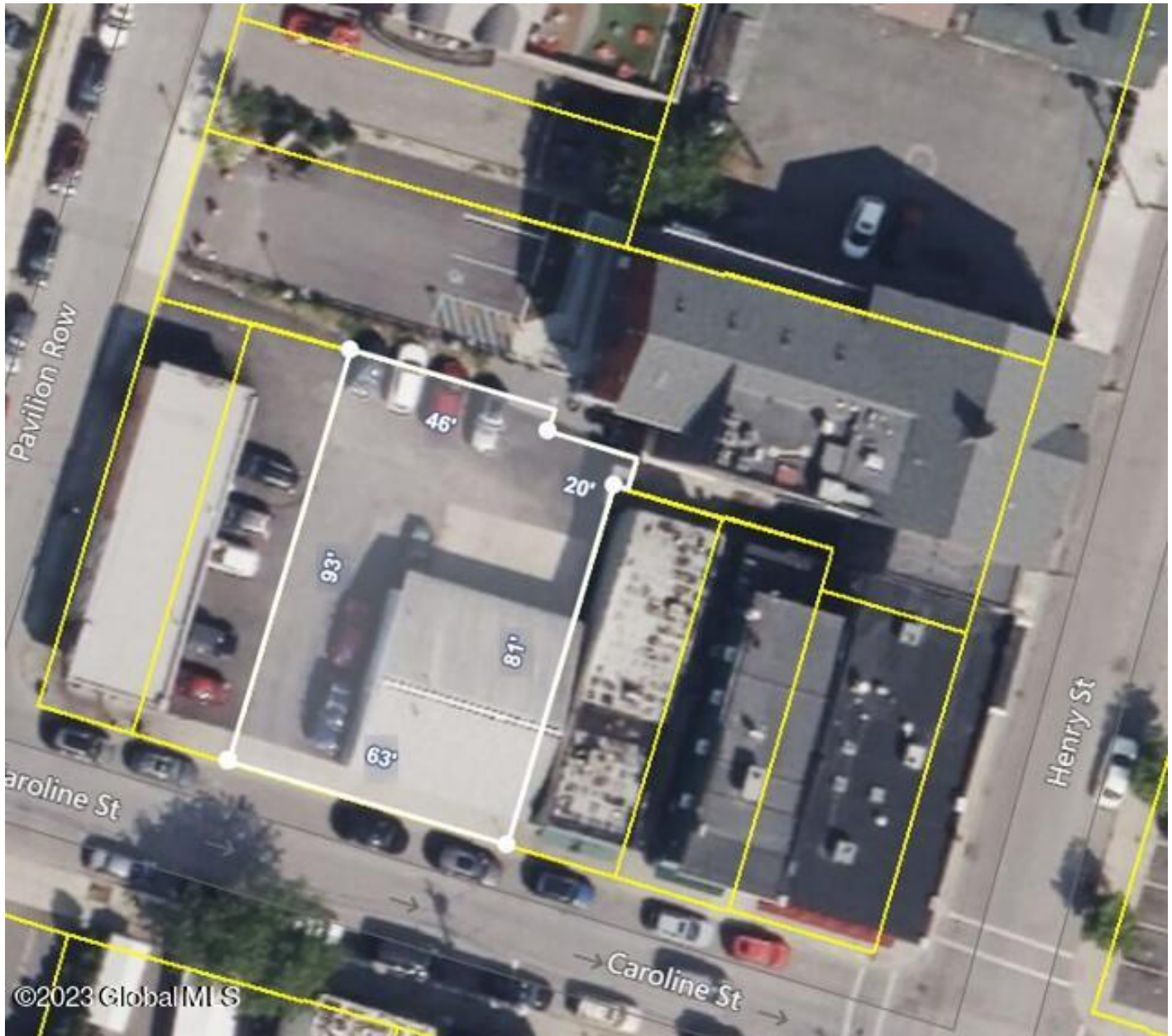
Your Lake George Real Estate Experts!

Davies Davies & Associates

P.O. Box 201, Cleverdale, NY 12820

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

www.davies-davies.com



Listing courtesy of: RE/MAX Solutions

MLS# - 202317200 - Price: \$1,500,000

35 Caroline Street, Saratoga Springs, NY

Description: This is a great development opportunity less than two blocks from Broadway in the center of Saratoga Springs. Urban Core (UC) zoning offers many possible users and requires commercial on the first floor. Conceptual plans yield approximately 2565 SF of retail space at street



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level with 8 residential units in a 3 story building with on-site parking for 8 as one possibility. A rear easement providing access from Pavilion Row adds to the lot potential. Phase I Summary Environmental completed July 2023. Summary in docs.

Acres: 0.13

Property Type: Commercial

Water: Public

Property Style: Commercial

County: Saratoga

Zoning: Commercial

Above Ground Square Feet: 1600

School District: Saratoga Springs

Sewer: Public Sewer

Basement: None

Cooling: Central Air

Town: Saratoga Springs, Inside

Estimated Taxes: \$4,763

Heat: Forced Air, Natural Gas

Exterior: Brick

Parking Spaces: 10



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