



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Howard Hanna

**MLS# - 202324659 - Price: \$3,825,000**

1 Hemphill Place, Malta, NY

**Description:** Excellent retail/office opportunity in fast growing Malta with easy access to I-87 and Route 9, stone's throw to Global Foundries! Three buildings on a 5.29 acre parcel. One of 3 parcels for sale in fully occupied Parade Ground Village, can be purchased separately or together. Parade Ground Village is an attractive group of buildings with an excellent tenant mix. Underlying zoning for the site is DX-3 (Downtown Mixed Use) allowing for high density commercial and residential development. Parade Ground Village offers an opportunity to make a lucrative investment in fast growing community with global reach!



**Acres:** 5.29

**Property Type:** Commercial

**Water:** Public

**Property Style:** Office,  
Commercial, Other

**County:** Saratoga

**Zoning:** Commercial

**Above Ground Square  
Feet:** 29478

**School District:** Ballston Spa

**Sewer:** Public Sewer

**Basement:** Slab

**Cooling:** Central Air

**Town:** Malta

**Estimated Taxes:** \$55,632

**Heat:** Forced Air, Natural Gas

**Exterior:** Other, Vinyl Siding

**Parking Spaces:** 230



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