



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

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[www.davies-davies.com](http://www.davies-davies.com)



Listing courtesy of: Roohan Realty

**MLS# - 202325086 - Price: \$2,828**

340 Broadway , Saratoga Springs, NY

**Description:** Beautiful third floor office space in downtown Saratoga Springs! Space offers 1050 SF and is divided into reception/waiting area, 3 private offices and a kitchenette. Located in a well maintained building with lobby, elevator and shared hallway restrooms. Street parking and municipal lots in close proximity. Tenant will be billed monthly for their share of gas, water and electric. They are also responsible for their own phone/internet/cable. There is an option of a parking space for an additional \$150/month. Broker has ownership in this property.



**Acres:** 0.31

**Above Ground Square Feet:** 23920

**Town:** Saratoga Springs

**School District:** Saratoga Springs

**Estimated Taxes:** \$93,330

**Water:** Public

**Sewer:** Public Sewer

**Heat:** Forced Air, Natural Gas

**Property Style:** Office

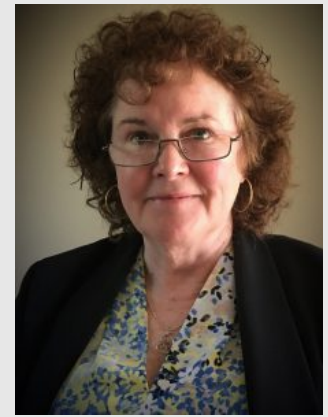
**Basement:** None

**Exterior:** Brick, Masonite

**County:** Saratoga

**Cooling:** Central Air

**Zoning:** Commercial



**Jane O. Callahan**  
NYS Licensed Salesperson-  
Rentals  
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## Availability

June 2024						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

July 2024						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

August 2024						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September 2024						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

 = Taken Date



