



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

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Listing courtesy of: Roohan Realty

**MLS# - 202326049 - Price: \$250,000**

**59 Lake Avenue, Saratoga Springs, NY**

**Description:** Rare opportunity to own an established wine & liquor business nestled in the heart of Downtown Saratoga Springs, NY. Situated on a corner lot amongst hotels, condominiums, & just two blocks from Broadway your customers will be drawn in by the convenience, visibility, charm and sophistication of this high end boutique. In addition to rooftops and foot traffic, Lake Ave (Rt. 29) has over 10,000 vehicles /day passing by your location. The store's ambiance is rich and inviting encouraging browsing of its curated selections including a temperature controlled fine wine room. Benefit immediately from its 10 year reputation for quality & service, long term lease, and onsite parking. Lease is assumable offers long term options to renew.



**Acres:** 0.2

**Property Type:** Commercial

**Water:** Public

**Property Style:** Traditional

**Exterior Features:** None

**Parking Spaces:** 13

**Above Ground Square**

**Feet:** 4160

**School District:** Saratoga Springs

**Sewer:** Public Sewer

**Basement:** None

**County:** Saratoga

**Zoning:** Commercial

**Town:** Saratoga Springs

**Estimated Taxes:** \$12,325

**Heat:** Forced Air, Natural Gas

**Exterior:** Frame

**Cooling:** Central Air



**Daniel Davies**  
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