



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Hunt ERA

MLS# - 202328396 - Price: \$950,000

48 Lincoln Avenue, Saratoga Springs, NY

Description: Excellent opportunity to acquire this property for your business. High visibility and high foot traffic at this superb location. Easy access on and off the Northway and just one block from Broadway in Saratoga Springs. Around the corner on South Broadway, The Turf and Spa Motel was acquired for \$2.6M and demolished to start construction on a 120-room AC Hotel by Marriott. Be within walking distance to the Saratoga Race Course, SPAC and many other local attractions. The current building (44'x48') has an open floor plan. At 48 Lincoln Ave you have so many possibilities where you can take ownership of the current Dry Cleaning business with a strong customer base or start your own business to add to this thriving community! Zoned C3 offering a wide range of potential uses. Traffic AADT is 19,340

Acres: 0.17

School District: Saratoga Springs

Sewer: Public Sewer

Basement: None

Cooling: None

Town: Saratoga Springs

Estimated Taxes: \$7,160

Heat: Natural Gas

Exterior: Aluminum Siding

Parking Spaces: 12

Property Type: Commercial

Water: Public

Property Style: Commercial,
Other

County: Saratoga

Zoning: Commercial



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