



*Your Lake George Real Estate Experts!*

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## **MLS# - 202411004 - Price: \$1,100,000**

221 W Circular Street, Saratoga Springs, NY

**Description:** 221 West Circular Street is a spacious and well-maintained building that boasts a total of 5900 square feet of interior space. This building is located just 1/2 mile to I-87, on a highly visible in-town street, comprises of a warehouse, retail/offices, loading dock and a private fenced in parking lot which is large enough to accommodate multiple work vehicles. Zoned UR2, permitted principal & special use options. Such as, Neighborhood Community Establishment, Small Rooming House, Bed and Breakfast, Children's Homes, Community Centers, Family Day Care Homes for adults, Domestic Violence Shelter, Educational Facilities (Primary or Secondary), Inns, Lodging Houses, Neighborhood Community Centers, Places of Worship, Private Social Clubs. See attached zoning uses.



**Acres:** 0.44

**Property Type:** Commercial

**Water:** Public

**Basement:** None, Other

**County:** Saratoga

**Zoning:** Commercial

**Above Ground Square Feet:** 5900

**School District:** Saratoga Springs **Estimated Taxes:** \$9,028

**Sewer:** Public Sewer

**Exterior:** Block, Vinyl Siding

**Cooling:** Central Air

**Town:** Saratoga Springs

**Heat:** Forced Air

**Exterior Features:** Lighting

**Parking Spaces:** 15



**Daniel Davies**  
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