



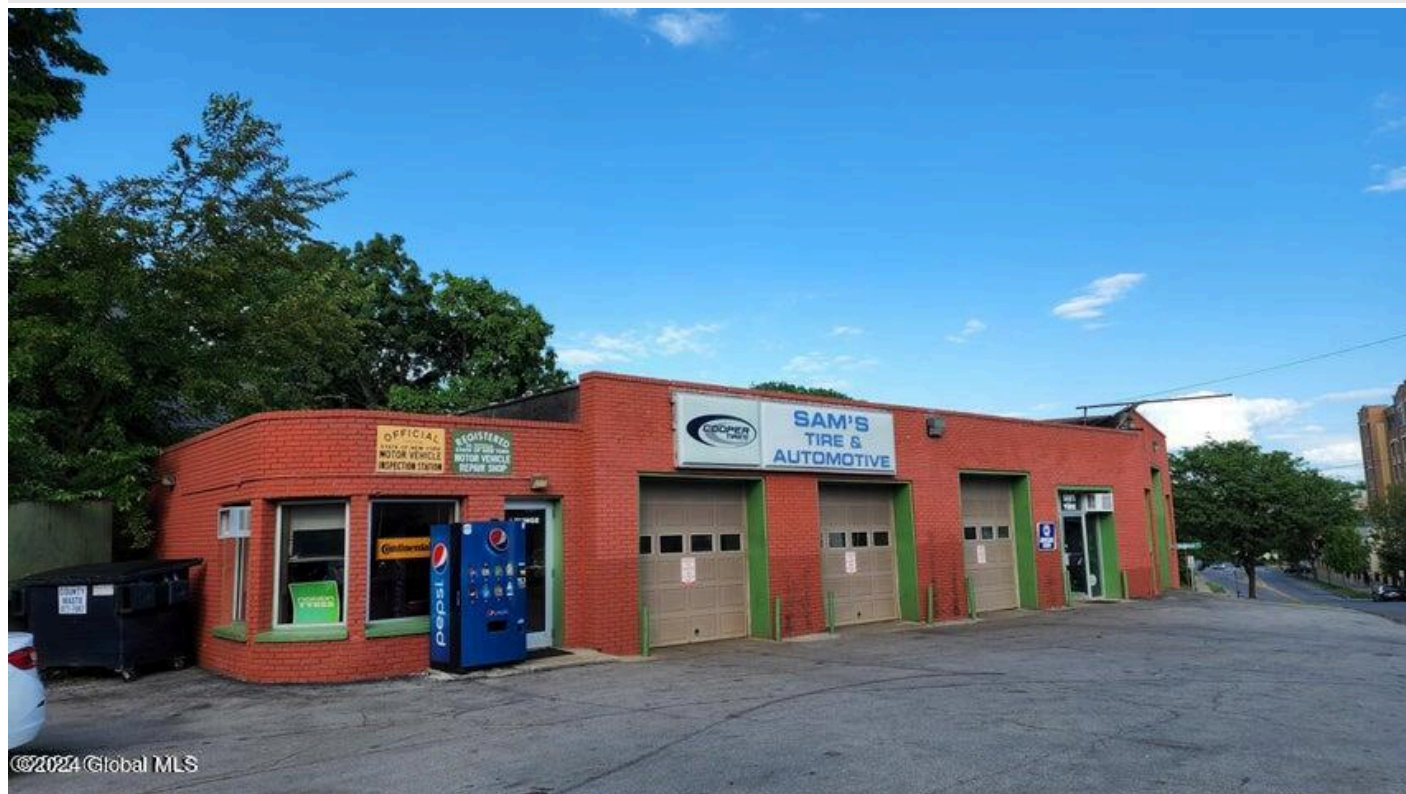
*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

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Listing courtesy of: Howard Hanna Capital Inc.

**MLS# - 202411410 - Price: \$1,200,000**

105 Congress Street, Saratoga Springs, NY

**Description:** LAND DEVELOPMENT OPPORTUNITY !! Zoned T-5 property just off Broadway in Saratoga Springs !! Includes 3 adjacent parcels for a total of .31 acres. High urban traffic location on two corners with borders on three roads including: Congress St, S Franklin St and E Beeckman St. Five minute walk to Downtown Saratoga Springs & Congress Park. Close to CVS, Embassy Suites by Hilton, Congress Plaza Shopping Mall, Etc... Drive a short proximity to all Amenities: Saratoga Hospital 3 min. Saratoga Race Course Track 5 min. SPAC, NYS Park on 2,000 ac w/ Golf 7 min. Saratoga Casino & Harness Track 8 min. Albany Airport 30 min.

**Acres:** 0.31

**School District:** Saratoga Springs

**Sewer:** Public Sewer

**Basement:** Slab, None

**County:** Saratoga

**Zoning:** Commercial

**Town:** Saratoga Springs

**Estimated Taxes:** \$13,676

**Heat:** Natural Gas

**Exterior:** Block, Brick

**Cooling:** Wall Unit(s)

**Interior Features:** High Speed Internet

**Property Type:** Commercial

**Water:** Public

**Property Style:** Commercial, Other

**Exterior Features:** Lighting

**Parking Spaces:** 20



**Daniel Davies**  
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