



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Keller Williams Capital Dist

**MLS# - 202411667 - Price: \$3,900,000**

120 West Avenue, Saratoga Springs, NY

**Description:** Class-A commercial building suitable for an array of uses/lease opportunities. Parking for 86 vehicles! Located in fast-growing center of retail/commercial expansion in Saratoga Springs. Over 24,000 sq. ft. finished in high-end detail including lower-level garage, storage, elevator. 5,000 sq. ft. retail space on 1st Fl, office space on 2nd & 3rd floors fabulous as is or can be reconfigured. NDA and proof of funds required for additional information/financials.



**Acres:** 0.73

**Property Type:** Commercial

**Water:** Public

**Property Style:** Office

**County:** Saratoga

**Zoning:** Mixed

**Above Ground Square Feet:** 24000

**School District:** Saratoga Springs

**Sewer:** Public Sewer

**Basement:** Finished, Full, Walk-Out Access

**Cooling:** Central Air

**Town:** Saratoga Springs

**Estimated Taxes:** \$44,478

**Heat:** Forced Air, Natural Gas

**Exterior:** Vinyl Siding

**Parking Spaces:** 86



**Daniel Davies**  
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