



Your Lake George Real Estate Experts!

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Listing courtesy of: Julie & Co Realty, LLC

MLS# - 202412368 - Price: \$3,450,000

3 Franklin Square, Saratoga Springs, NY

Description: Investors, are you on the lookout for a unique opportunity in the bustling heart of Downtown Saratoga with ample private parking? Look no further than the trio of properties at 3 Franklin Sq, 6 Butler Pl, & 8 Butler Pl. This package deal offers a blend of history, charm, & modern amenities, making it an attractive option for those seeking a prime location with character. The properties, zoned UC, T6, present a range of possibilities for permitted uses to name a few, a hotel, medical/dental office, retail, restaurant, and more. Each building within this package exudes its own architectural flair. Purchase price of \$3,450,000 includes SBL 165.59-1-84 (3 Franklin), SBL 165.59-1-86 (6 Butler Pl) and SBL 165.59-1-87 (8 Butler Pl)

Acres: 0.35

Property Type: Commercial

Water: Public

Property Style: Office,
Commercial

County: Saratoga

Zoning: Commercial

**Above Ground Square
Feet:** 6079

School District: Saratoga Springs

Sewer: Public Sewer

Basement: Finished, Full, Other

Cooling: Central Air

Interior Features: High Speed
Internet, Built-in Features,
Cathedral Ceiling(s)

Town: Saratoga Springs

Estimated Taxes: \$23,436

Heat: Forced Air

Exterior: Wood Siding

Parking Spaces: 13



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