



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Four Seasons Sothebys Int RE

## **MLS# - 202412678 - Price: \$750,000**

18 Division Street, Saratoga Springs, NY

**Description:** Turn key commercial condo in the downtown business district of Saratoga Springs. Located in The Lofts at 18 Division, this 2375 SF unit is perfect for an owner occupant, or investor looking to lease. Previously occupied as a hair salon, the space has plumbing & electrical in place for the same. Currently occupied by Motif Home Gallery, it is now an impressive storefront that allows for convenient and accessible access for walk-in customers. The unit has front & rear entrances, 3 private rooms that can be used as offices, a large open gallery space, 2 bathrooms & additional spaces for kitchen / storage. Sale includes 1 indoor parking spot on the lower level of the garage. Listing Agent is related to owner. Owner is also an agent.

**Acres:** 0.05

**Property Type:** Commercial

**Water:** Public

**Property Style:** Office

**County:** Saratoga

**Zoning:** Commercial

**Above Ground Square Feet:** 2375

**School District:** Saratoga Springs

**Sewer:** Public Sewer

**Basement:** None, Other

**Cooling:** Central Air

**Town:** Saratoga Springs, Inside

**Estimated Taxes:** \$6,143

**Heat:** Forced Air, Natural Gas

**Exterior:** Steel Beam, Brick

**Parking Spaces:** 1



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