



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

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Listing courtesy of: Howard Hanna Capital Inc.

**MLS# - 202414700 - Price: \$3,595,000**

40 Excelsior Avenue, Saratoga Springs, NY

**Description:** SELLER IS OFFERING a qualified buyer FINANCING at HALF THE COMMERCIAL RATE up to 5 YEARS with 1 million down and negotiated terms. Prime 1.23 acre corner lot with over 500' of frontage offers high visibility in a commercial/residential T-5 transition zone. This would be perfect for a multi-story commercial condo apartment building. Offers close proximity to Northway and The Racetrack, while just a stroll to Broadway. The newly developed Saratoga Greenbelt Trail is expected to bring a large increase in pedestrian traffic. Can be subdivided.



**Acres:** 1.2

**Property Type:** Commercial

**Water:** Public

**Property Style:** Commercial

**County:** Saratoga

**Zoning:** Commercial

**Above Ground Square Feet:** 8299

**School District:** Saratoga Springs

**Sewer:** Public Sewer

**Basement:** Slab, Other

**Cooling:** None

**Town:** Saratoga Springs

**Estimated Taxes:** \$21,000

**Heat:** Forced Air, Natural Gas

**Exterior:** Block, Vinyl Siding

**Parking Spaces:** 40



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