



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**  
P.O. Box 201, Cleverdale, NY 12820  
P: (518) 656-9068 F: (518) 656-9087  
[www.davies-davies.com](http://www.davies-davies.com)



Listing courtesy of: KW Platform

**MLS# - 202620907 - Price: \$599,977**

**68 Marvin Street, Saratoga Springs, NY**

**Description:** Sitting on a double-street parcel with frontage on both Marvin Street and McNulty Way, this in-town property presents one of the more compelling redevelopment and investment opportunities available in the city today. The lot's configuration and dual street access create a credible path toward subdivision -- with the potential to retain the existing income-producing structures on one portion while building new on the other, where the current pool sits. As it stands, the property includes a main residence and a detached guest house together delivering 4 bedrooms, 3 full baths, a 36x18 inground pool, solar panels, and a 1-car garage -- all within walking distance of Broadway, Congress Park, the Racetrack, SPAC, and Saratoga Spa State Park. The guest house has its own dedicated parking off McNulty Way, making the rental dynamic genuinely practical. The main house is older and will need attention -- the property is being sold as is and priced to reflect its current condition, including a foundation that will require evaluation. For the buyer who understands Saratoga's trajectory and is looking for meaningful upside in a market where move-in ready in-town properties command premium prices, the value here is in what this land can become. Dual street frontage. Subdivision potential. In-town Saratoga location. Opportunities with this combination are increasingly rare.



## Property Features

**Acres:** 0.41

**Town:** Saratoga Springs

**Bedrooms:** 4

**School District:** Saratoga Springs

**Water:** Public

**Heat:** Forced Air

**Property Style:** Traditional

**Exterior:** Vinyl Siding

**County:** Saratoga

**Parking Spaces:** 5

**Above Ground Square Feet:** 1504

**Property Type:** Multi-Family

**Bathrooms:** 3 Full

**Estimated Taxes:** \$7,989

**Sewer:** Public Sewer

**Garage:** 1

**Basement:** Bilco Doors, Full, Unfinished

**Exterior Features:** Other

**Cooling:** Window Unit(s)



**Daniel Davies**  
NYS Licensed Real Estate  
Broker GRI, ABR,  
RSPS,SRS,C2EX  
(518) 656-9068  
[Email Agent](#)

