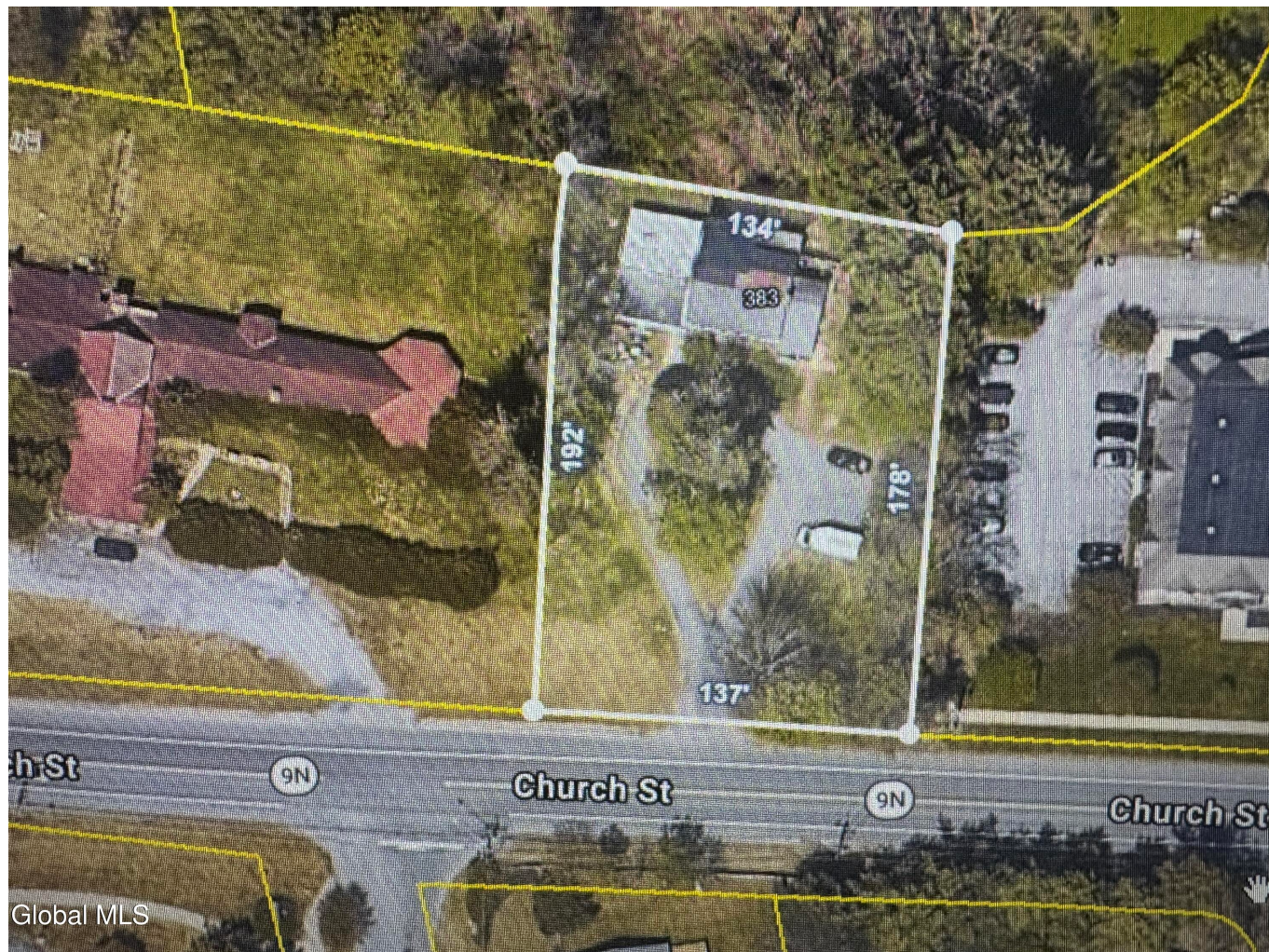




Your Lake George Real Estate Experts!

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Listing courtesy of: Kelleher Realty LLC

MLS# - 202622156 - Price: \$899,000

383 Church Street, Saratoga Springs, NY

Description: Location. Location. Location. Frontage. Frontage. Frontage. Remarkably visible. Surprisingly secluded. Prime redevelopment opportunity in one of Saratoga Springs' most visible gateway locations. This 0.58-acre site with 137 feet of frontage along the highly traveled Church Street (Route 9N) corridor offers exceptional exposure and outstanding potential. Ideally suited for commercial, mixed-use, medical, professional office, hospitality, or residential uses, subject to municipal approvals. Located just minutes from downtown Saratoga Springs, Saratoga Hospital, Skidmore College, and major residential communities, this property is positioned within an area experiencing continued growth and investment. An opportunity exists to acquire this property in conjunction with the adjoining property (MLS#202620565), subject to the separate sale of each parcel, creating a larger assemblage (2.37) with greater frontage (464 feet) and flexibility for future redevelopment. Don't miss this rare opportunity to invest in one of Saratoga Springs' evolving gateway corridors. The existing structure is offered as-is, allowing the next owner to determine the property's highest and best use.

Property Features

Acres: 0.58

Property Type: Land

Estimated Taxes: \$6,761

Sewer: Public Sewer

Zoning: Multi Residence

Town: Saratoga Springs

School District: Saratoga Springs

Water: Public

County: Saratoga



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