



FOR SALE | FOR LEASE

63 & 63A PUTNAM STREET

SARATOGA SPRINGS, NY 12866



PROPERTY HIGHLIGHTS



Acclaimed Building. The Saratoga Springs address and all the positive attributes that are associated with the Saratoga Springs “brand”



Centrally Located. Positioned in the very compressed Central Business District, minutes from I-87 (Adirondack Northway)



Diverse Tenants Base. Tenants include Migrate America, Wasabi, Adirondack Cigar Shop, NLH Property Management, and DZ Corporation



Parking. Parking available in adjacent lot totaling approximately 25± spaces



On-Site Restaurant. Fully functioning 6,000± SF restaurant space currently leased with bar area, dining area & outside dining



Nearby Amenities. Located one block from Broadway, the busy retail corridor of Saratoga Springs

BUILDING FEATURES



PROPERTY ADDRESS: 63 Putnam Street Saratoga Springs, NY	AVAILABLE SF: 3,656± SF
TOTAL SF: 31,500± SF (Including 63A)	YEAR BUILT: 1967
ACREAGE: 0.2± AC	# FLOORS: 2
TAX ID: 165.60-1-77.1 165.60-1-62 165.60-1-61 165.60-1-77.3	CEILING HEIGHTS: 9-12'
	ZONING: T – 6: Transect Zone 6 Urban Core



PROPERTY ADDRESS: 63A Putnam Street Saratoga Springs, NY	YEAR BUILT: 1982
BLDG SF: 4,000± SF	# FLOORS: 1
ACREAGE: 0.19± AC	CEILING HEIGHT: 12'
TAX ID: 165.60-1-79 165.60-1-80	ZONING: T – 6: Transect Zone 6 Urban Core

63 Putnam Street & 63A Putnam Street Sale Price: \$4,300,000

***Financials can be provided after fully executed NDA**

AMENITIES



Hotels

- | | |
|-------------------------|--------------------------|
| 1. The Saratoga Hilton | 6. Embassy Suites |
| 2. Hampton Inn & Suites | 7. Community Court Motel |
| 3. Saratoga Arms | 8. The Inn at Saratoga |
| 4. The Downtowner | 9. Holiday Inn |
| 5. The Adelphi Hotel | 10. Union Gables Inn |

Restaurants/Cafés

- | | |
|-----------------------------------|--------------------------------------|
| 1. Olde Bryan Inn | 18. Cantina |
| 2. Forno Bistro | 19. The Wine Bar |
| 3. The Mouzon House | 20. Chianti II Ristorante |
| 4. Jacob & Anthony's | 21. Uncommon Grounds Coffee & Bagels |
| 5. Farmers Hardware | 22. Boca Bistro |
| 6. 15 Church | 23. Druthers Brewing Company |
| 7. Compton's Restaurant | 24. Morrissey's Lounge & Bistro |
| 8. Max London's | 25. Salt & Char |
| 9. Comfort Kitchen | 26. Starbucks |
| 10. Wheatfield's Restaurant & Bar | 27. Harvey's Restaurant and Bar |
| 11. Tatu Tacos & Tequila | 28. Peabody's Sports Bar |
| 12. 30 Lake | 29. Osteria Danny |
| 13. Scallions | 30. The Bread Basket Bakery |
| 14. Flatbread Social | |
| 15. Wasabi | |
| 16. Hamlet & Ghost | |
| 17. Putnam Market | |

Banks

- | | |
|---------------------------------|------------------|
| 1. The Adirondack Trust Company | 4. Trustco Bank |
| 2. Bank of America | 5. NBT Bank |
| 3. KeyBank | 6. Citizens Bank |

DEMOGRAPHICS

(Ring of 5 Miles)



POPULATION

90,749



AVERAGE HOUSEHOLD INCOME

\$110,715



RENTER OCCUPIED HOUSING UNITS

18,920



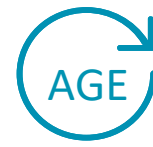
TOTAL BUSINESSES

5,895



TOTAL EMPLOYEES

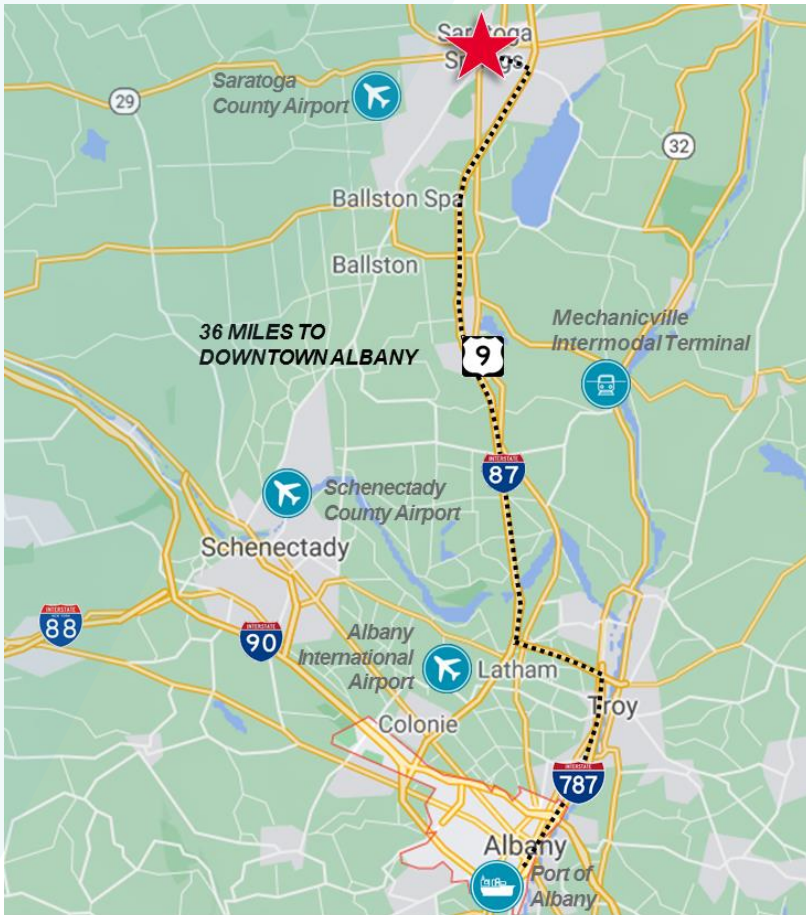
75,018



MEDIAN AGE

43

LOCATION

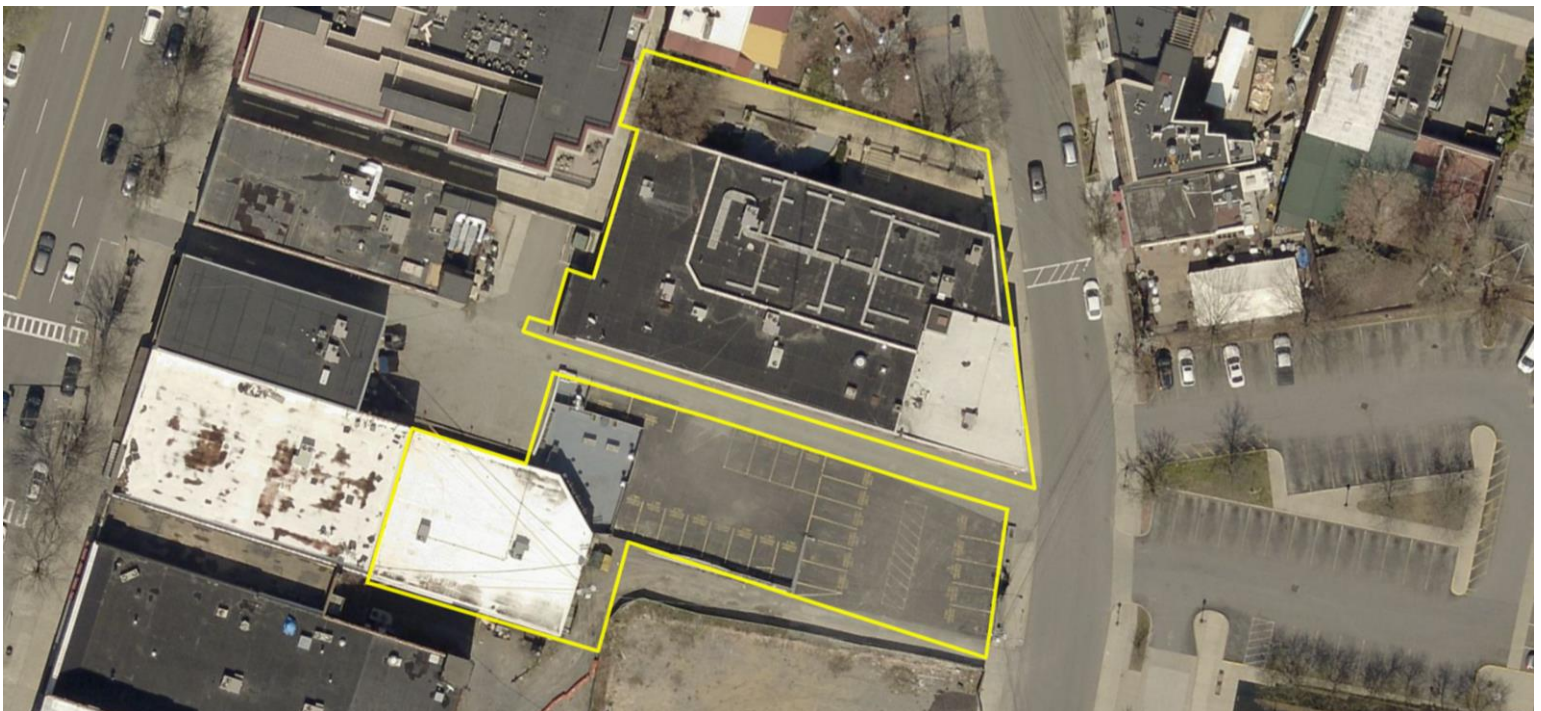


- Immediate access to I-87 (Adirondack Northway)
- Conveniently located 1 block from Broadway
- ~ 5 miles to Saratoga County Airport
- ~ 16 miles to Mechanicville Intermodal Terminal
- ~ 22 miles to Schenectady County Airport
- ~ 29 miles to Albany International Airport
- ~ 36 miles to Albany Central Business District

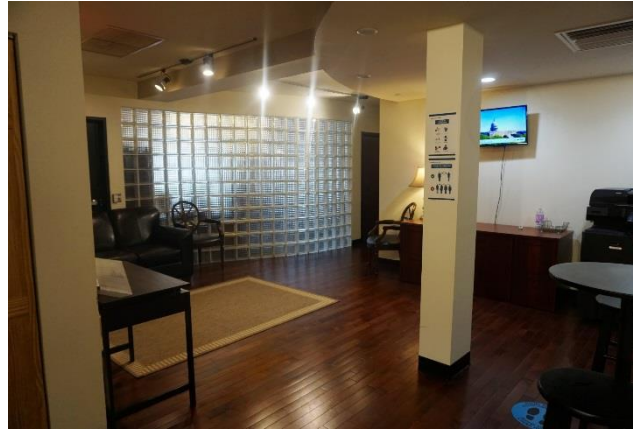
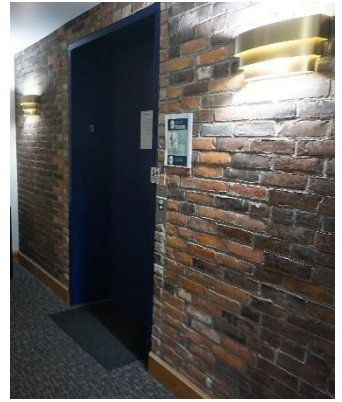
KEY DISTANCES

HARTFORD, CT	115 Miles	±2 hrs
NEW YORK, NY	187 Miles	±3 hrs
MONTREAL, QC	188 Miles	±3 hrs
BOSTON, MA	202 Miles	±3 hrs
PHILADELPHIA, PA	267 Miles	±4 hrs
BUFFALO, NY	283 Miles	±5 hrs
PITTSBURGH, PA	493 Miles	±7 hrs

AERIAL



PHOTOS





Contact

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