

# 254 CHURCH STREET

SARATOGA SPRINGS

NEW YORK 12866



## PROPERTY DETAILS

### FEATURES

Multiple suites in a larger office building

### SUITES AVAILABLE

Suite 1, 1<sup>st</sup> Floor: 3,000 RSF

Suite 2, 1<sup>st</sup> Floor: 750 RSF

Lower Level: +/- 2,400 RSF (configurable)

### LOCATION

South side of Church Street (Route 9N) at the intersection of Myrtle Street. Directly across from Saratoga Hospital.

### UTILITIES

Municipal water and sewer

### ZONING

OMB - Office/Medical

## ADDITIONAL INFORMATION

Tax ID#: 165.49-2-40

25 Assessment \$1,215,000

2024 City Tax: \$24,115

2024 School Tax: \$43,088

Combined Tax: \$67,203

### *2025 tax rates not reflected*

- + Ideal for any professional or medical related business
- + Private parking lot
- + On one of the main corridors to city
- + Exterior Sign on Church Street

### PRICE

Call for more information



## CONTACT INFORMATION

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