



260 BROADWAY
SARATOGA SPRINGS, NY 12866

FOR LEASE

BUILDING HIGHLIGHTS:



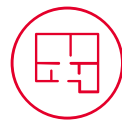
Excellent Condition. Well maintained commercial property located on Broadway, the busiest retail corridor of Saratoga Springs.



Parking. Parking available in neighboring .72± Acre lot located on Hamilton Street.



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



Convenient Layout. Multiple office suites available with private entrance on 2nd floor.



Eclectic Design. Ornate wood throughout building, new roof with solar, 2 stop elevator and main marble staircase.



Virtual Tour
Property Video



BUILDING DESCRIPTION



BUILDING FEATURES:

Address:	260 Broadway Saratoga Springs, NY	Zoning:	T – 6: Transect Zone 6 Urban Core
Total Bldg SF:	24,812± SF	Year Built:	1889
Available SF:	15,200± SF	Ceiling Height:	14'-18'
Stories:	2	Water:	Municipal
Acres:	0.44± AC	Sewer:	Municipal
Parking:	30± Spaces	A/C:	Central
Tax ID #'s:	165.75-2-3 165.75-1-47.1	Heat:	GFHA
Co-Tenants:	Death Wish Coffee – Entire 1 st Floor		

AMENITIES | DEMOGRAPHICS



Hotels

- | | |
|-------------------------|--------------------------|
| 1. The Saratoga Hilton | 1. Embassy Suites |
| 2. Hampton Inn & Suites | 2. Community Court Motel |
| 3. Saratoga Arms | 3. The Inn at Saratoga |
| 4. The Downtowner | 4. Holiday Inn |
| 5. The Adelphi Hotel | 5. 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 |

Ring of 5 Miles



90,749



\$110,715



18,920



5,895



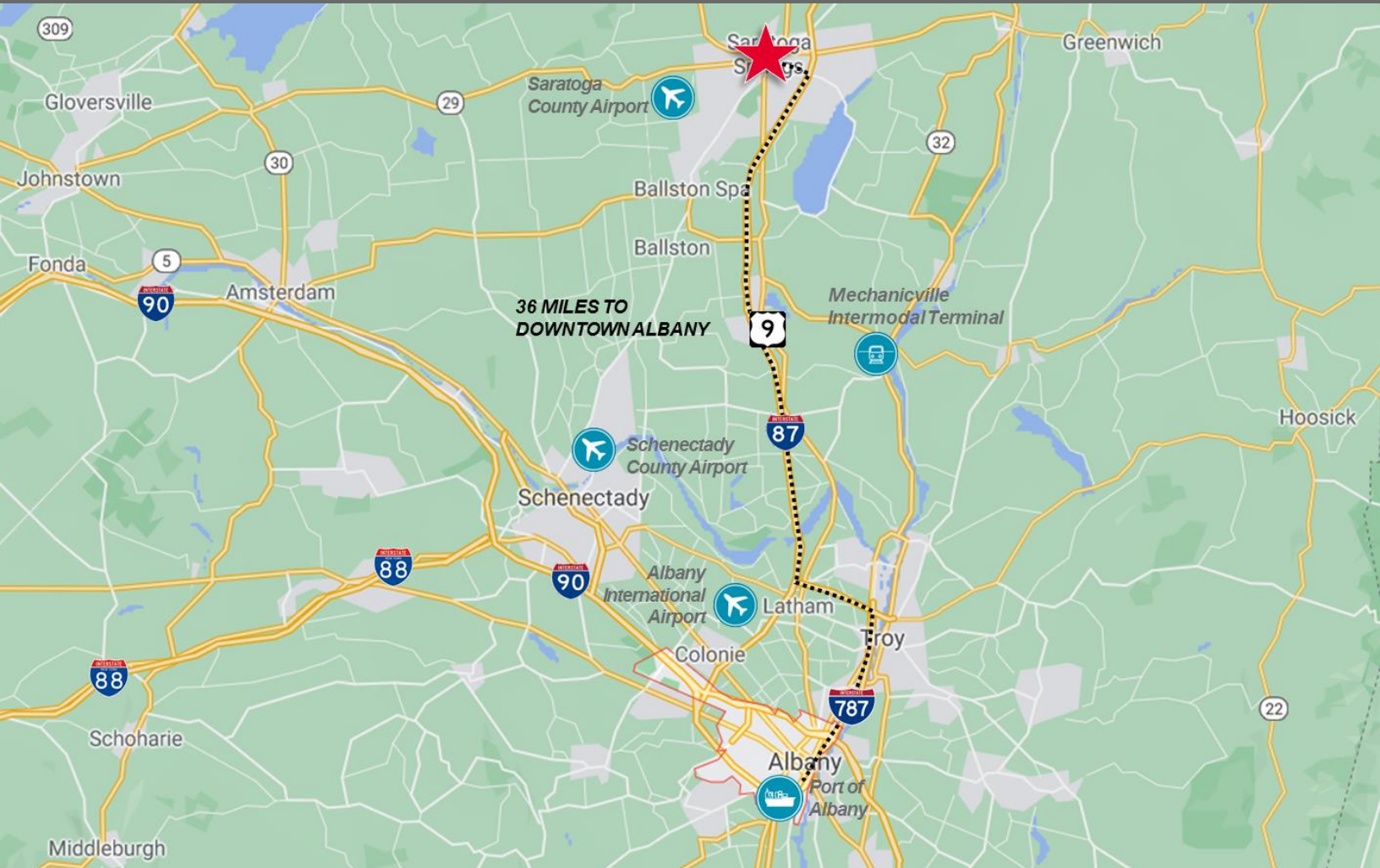
75,018



MEDIAN AGE

43

LOCATION MAP



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

CONVENIENT LOCATION

- Immediate access to I-87 (Adirondack Northway)
- Conveniently located on 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

PROPERTY PHOTOS



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FOR MORE INFORMATION CONTACT:

PETER W. STRUZZI, SIOR
PRESIDENT
PRINCIPAL REAL ESTATE BROKER
+1 518 229 6795 (MOBILE)
PSTRUZZI@PYRAMIDBROKERAGE.COM

JOSEPH MAHONEY
DIRECTOR OF SALES
ASSOCIATE REAL ESTATE BROKER
+1 518 859 2493 (MOBILE)
JMAHONEY@PYRAMIDBROKERAGE.COM

PYRAMID BROKERAGE COMPANY
40 BRITISH AMERICAN BOULEVARD
LATHAM, NY 12210
PHONE: +1 518 489 9199
FAX: +1 518 489 3492
PYRAMIDBROKERAGE.COM



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