



## PROPERTY HIGHLIGHTS

18-unit development site located across from Price Chopper Plaza on Ballston Ave. High visibility with high traffic counts. Close to Saratoga shopping, entertainment and restaurants. Close to SPAC and the Spa State Parks



Acres: 1.37±  
Zoning Code: T-5 (Transect Zone 5/Neighborhood Center)  
TaxID: 178.26-1-40  
County: Saratoga County  
Taxes: \$19,521 (Est)

Current Use: Vacant Land  
Lot Size: 300' x 200'±  
Water: Municipal  
Sewer: Municipal  
School District: Saratoga Springs

For more information, please contact:

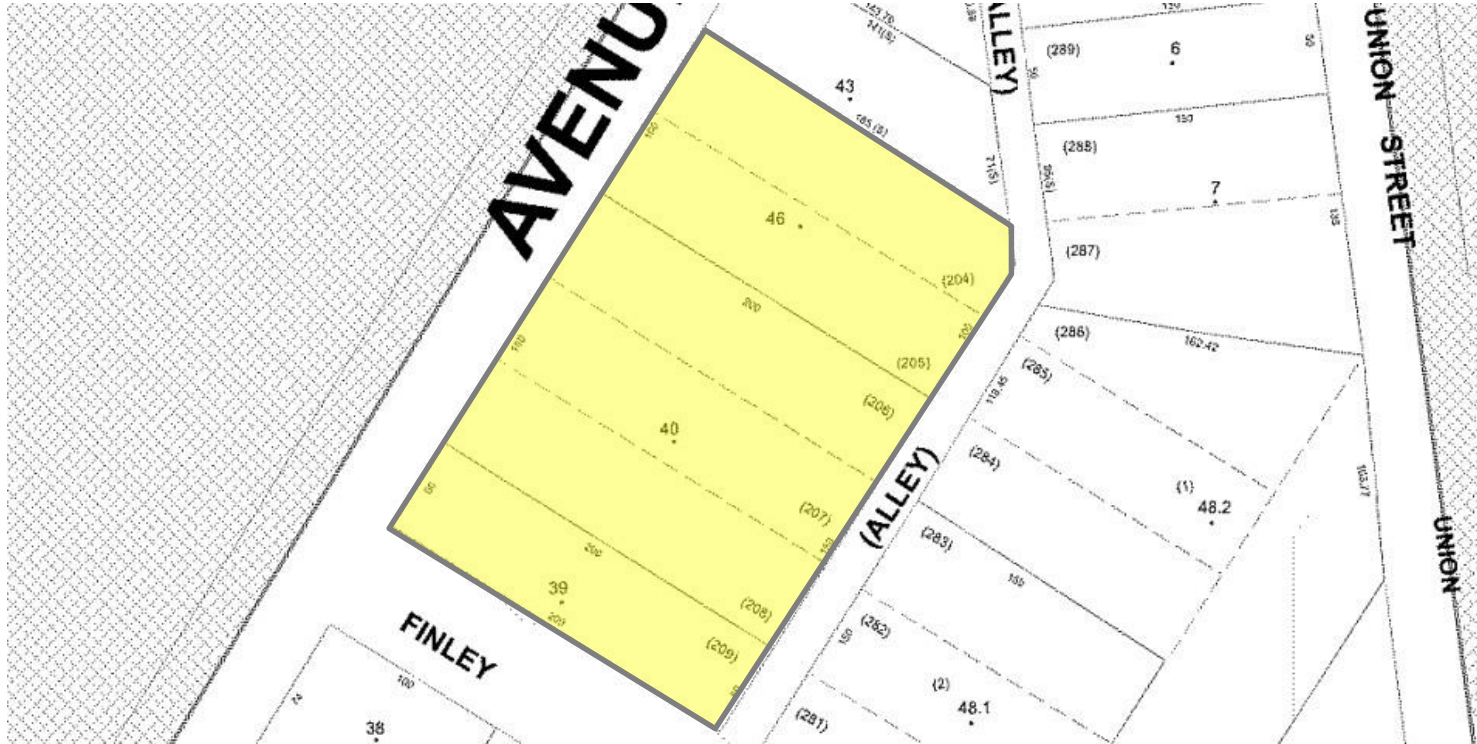
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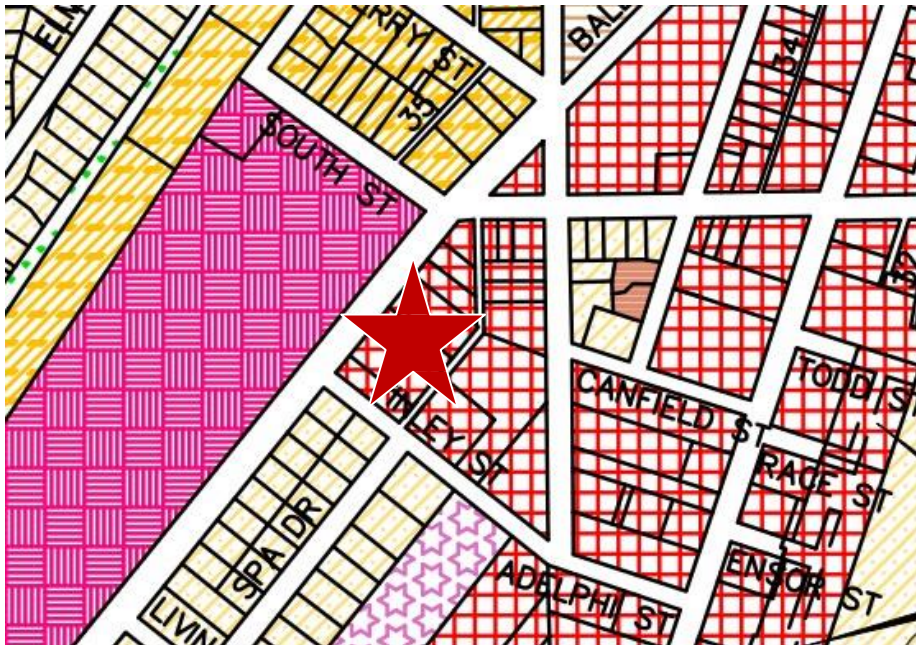





## TAX MAP



*Approximate plot lines; subject to verification*

## ZONING MAP



-  T-5: TRANSECT ZONE 5  
NEIGHBORHOOD CENTER
-  HGB: HIGHWAY GENERAL  
BUSINESS
-  UR-3: URBAN RESIDENTIAL-3

### ZONING MAP

OF

THE CITY OF SARATOGA SPRINGS, NEW YORK

SCALE	HORIZ 1" = 1000'	PROJECT NAME	CURRENT AND HISTORIC ZONING
VERT		DRAWING NAME	97-31E.DWG
DATE	APRIL 1st, 1998	CITY ENGINEER	
SURVEY & DESIGN BY		DRAWN BY	
OFFICE OF THE CITY ENGINEER		S.E. PALMER	
CITY HALL		CHECKED BY	
SARATOGA SPRINGS, N.Y. 12866		B. BIRGE	
COMMISSIONER OF ACCOUNTS		SHEET NO.	PROJECT NO.
		1 OF 1	95.532
		FLD BK NO.	DWG NO.
		N/A	97-31E





CUSHMAN &  
WAKEFIELD



Pyramid Brokerage  
Company

FOR SALE

96-116 Ballston Avenue

Saratoga Springs, NY 12866

## PROPERTY PHOTOS



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## LOCATION MAP

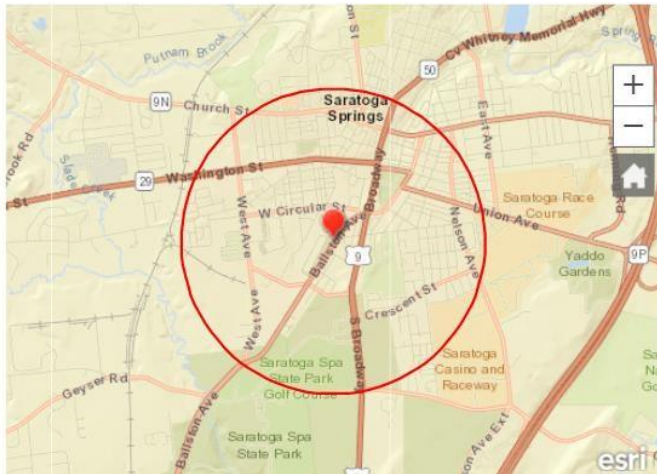


Approximate plot lines; subject to verification

## DEMOGRAPHIC PROFILE

96-116 Ballston Ave, Saratoga Springs, New York 12866

Ring of 1 mile



### GENERAL DEMOGRAPHICS



### Traffic Data

Street name	Cross street	Traffic volume	Direction	Distance
Ballston Ave	Hamilton St	19,550	NE	0.2
S Broadway Ave	Lincoln Ave	19,000	NE	0.3
W Circular St	Elm St	5,200	NW	0.3
S Broadway Ave	W Fenlon St	11,100	SE	0.3
Broadway Ave	Huestis Ct	13,200	NE	0.3

### MANUFACTURING

### TRANSPORTATION BUSINESS

### SERVICES SUMMARY

