



## 20 BOWMAN ST, SARATOGA SPRINGS, NY 12866, USA

<http://naiplatform.com>

Very rare opportunity to establish a commercial business by the track. There is an existing 1500sf commercial building that could be used but formerly approved site plans call for an extensive renovation. Current concept is a wine bar bistro with patio seating and parking for 17. This concept calls for a residential unit on the second floor. This plan was fully approved with variances (all...

Keller Williams Cap District

📞 518-338-7344

✉ [christine.cmteam@gmail.com](mailto:christine.cmteam@gmail.com)

20 Bowman St, Saratoga Springs, NY  
12866, USA

- Commercial
- For Sale
- Active



### CALL US NOW

Phone: 518 465 1400

Email: [ctyksinski@naiplatform.com](mailto:ctyksinski@naiplatform.com)

Address: 14 Corporate Woods Blvd, Ste 100, Albany, NY 12210

**NAI**Platform

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## PROPERTY OVERVIEW

**MLS #:** 201900878

**Type:** Commercial

**Status:** Active

**Zoning:** tourist related business

**Building Total SqFt:** 1500

**# of Parking Spaces:** 17

**Parking:** Private, Street

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## PROPERTY DETAILS

**Acres:** 0.29

**Heat System:** gas

**Water:** well

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## BUILDING INFORMATION

**Total Available SqFt:** 1500

**Warehouse Available SqFt:** 1500

**Retail Available SqFt:** 1500

**Office Available SqFt:** 1500

**Floors:** 1

**Construction:** block

**Condition:** good

**Roof:** as

**Age:** 57

**Sewer:** No

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## LISTING COURTESY OF:

**Office Name:** Keller Williams Cap District

**Office Phone Number:** 518-724-5800

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## PRICING INFO

**Price :** \$ 349,900.00

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