



**331 West Av**  
**Saratoga Springs, NY**  
**12866**  
\$935,000  
Bedrooms:  
Bathrooms: Half 0  
Square Feet: 87,120

### Listing Agents

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Beautiful and charming professional office with 2 acres on West Ave! This unique building has many wonderful amenities including high ceilings, large windows, hardwood floors, exposed brick and a finished basement. In addition, there is a newer roof and furnace and a private parking lot. Variance for two businesses included with the building. Easy Walk to the YMCA, just around the corner from Saratoga State Park/SPAC and close to trails/recreational amenities. Several possibilities and opportunities! Call for additional information today!

### Features

**Year Built:** 1963  
**Acres:** 2

**Taxes:** \$8,487  
**Water:** Public

**Sewer:** Septic  
**MLS#:** 202032817



**More photos & virtual tours at [www.roohanrealty.com](http://www.roohanrealty.com)**