

**FOR SALE**

**710 Saratoga Rd., Burnt Hills, NY 12027**



**FEATURES:**

±2,308 SF of building

**UTILITIES:**

Municipal water and septic

**ZONING:**

Community Business-Glenville

**TAX INFORMATION**

Tax ID #: 10.17-6-6

21 Assessment: \$365,237

21 Gen Tax: \$5,038

21/22 School: \$8,831

Combined Tax: \$13,869

**ADDITIONAL FEATURES:**

- .537 +/- acre parcel
- Parking for 16 +/- vehicles

**PRICE:**

Offered at \$400,000 with deed restriction for no food service or convenience store/gas

**FINANCING:**

- Owner financing available
- No application fee/fast easy approval
- Possible leasehold improvement financing

**SUPPORT:**

- Contractor referrals
- Provide information for regulatory approvals

**JENNIFER L. HOWARD**

Property Manager • Licensed Real Estate Salesperson

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