

PRIME OWNER/OCCUPIER OFFICE PROPERTY IN SARATOGA

5 WELLS STREET
SARATOGA SPRINGS, NY 12866



SALE PRICE: ~~\$1,299,000~~ \$1,199,000
LEASE PRICE: ~~\$23.00~~ \$18.00 PSF/YEAR + UTILITIES AND TRASH REMOVAL

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PROPERTY SUMMARY

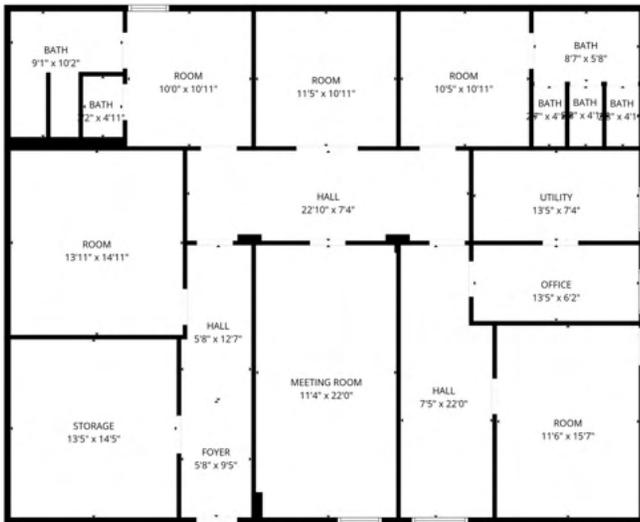
PROPERTY TYPE	Office
CURRENT LAYOUT	13 Offices, 2 Kitchens, 2 Conference Rooms, Multiple Bathrooms, Media Room, Storage
FLOORS	3
PARKING	19 Private Paved Spaces
YEAR BUILT	1962
HEATING	Natural Gas
COOLING	Central Air
SEWER	Public
ESTIMATED TAXES	\$16,000/Year
NOTABLE RENOVATIONS	Roof Replacement, New Heat Exchanger

OFFERING SUMMARY

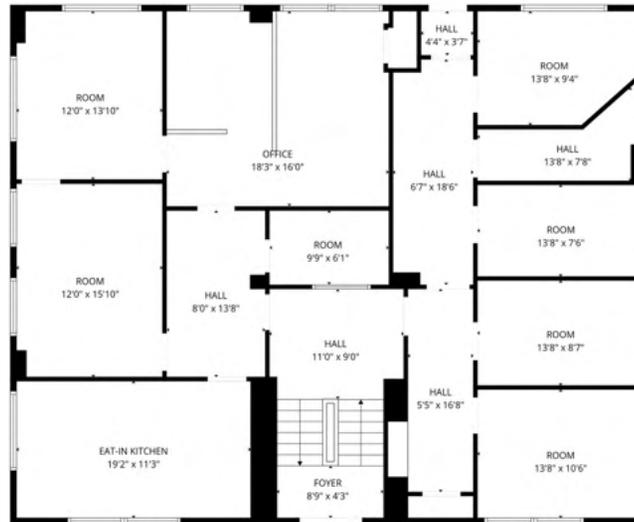
SALE PRICE	\$1,199,000
LEASE RATE	\$18.00/PSF/Year
AVAILABLE SF	7,128 SF
LOT SIZE	14,863 SF



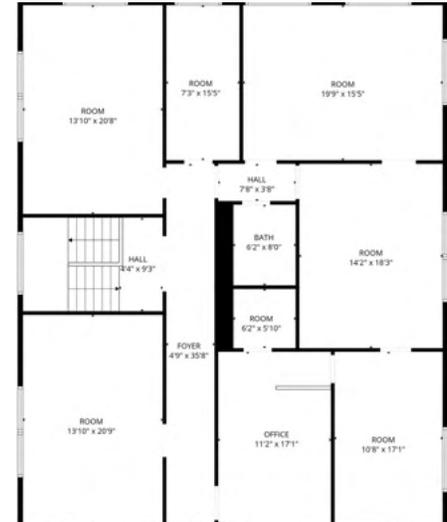
FLOOR PLANS



FIRST FLOOR

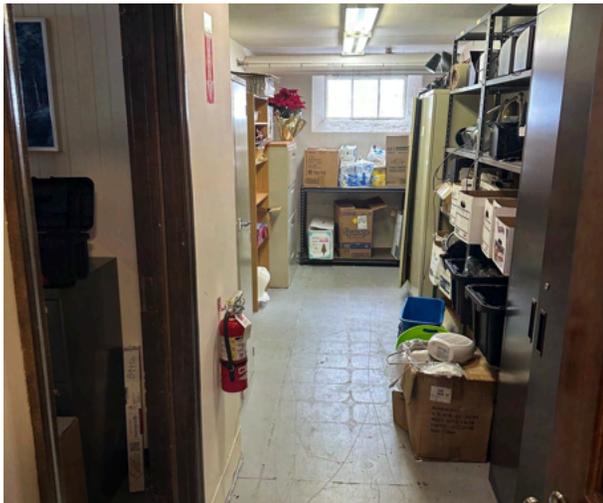


SECOND FLOOR

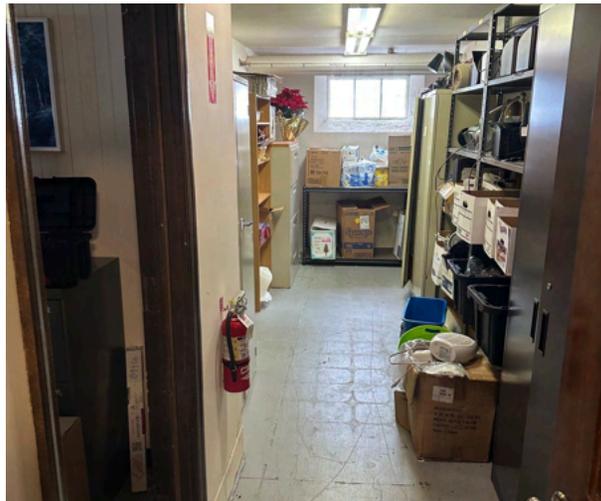


THIRD FLOOR

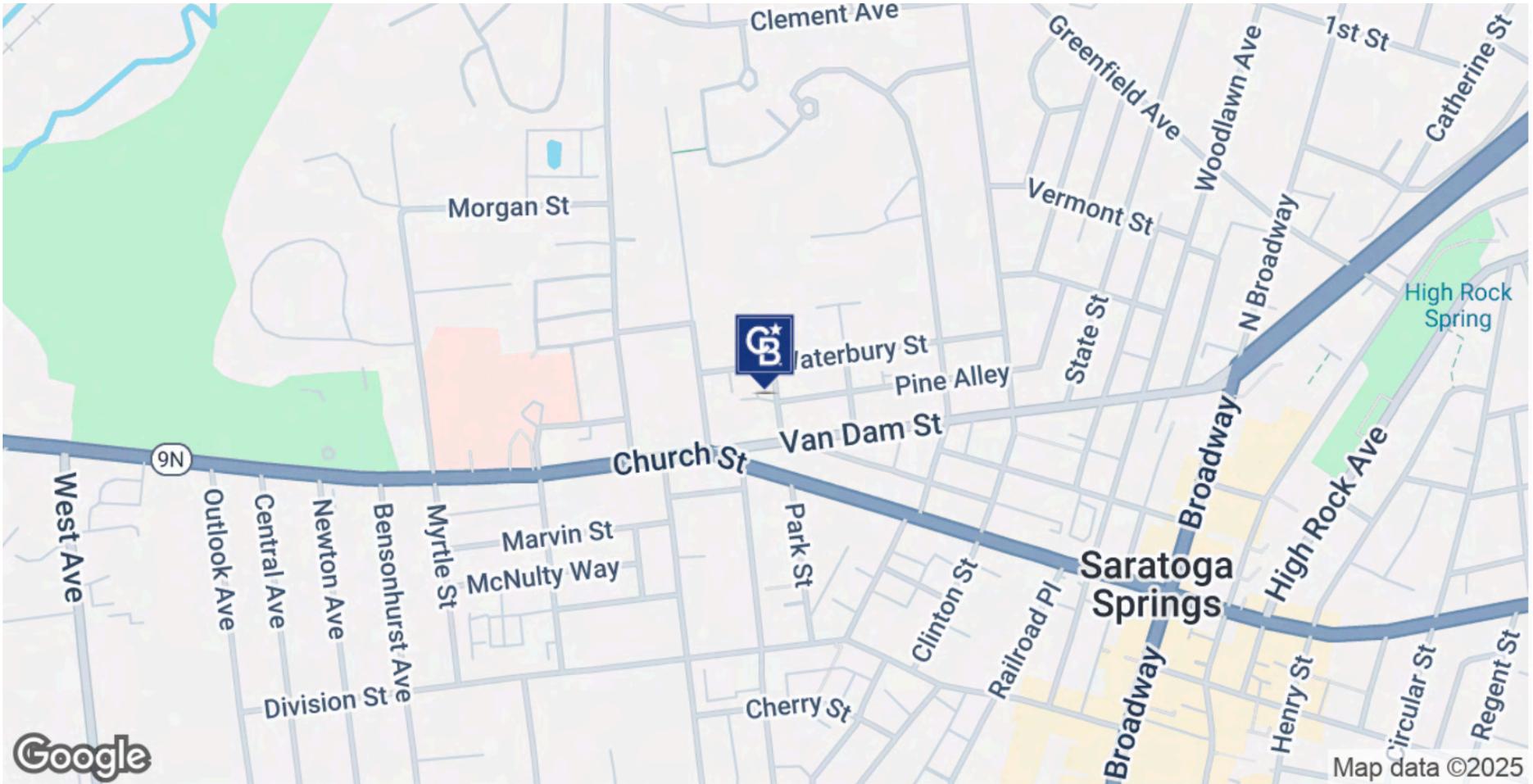
PROPERTY GALLERY



PROPERTY GALLERY



LOCATION MAP



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	11,949	27,465	52,495
AVERAGE AGE	44	45	44
AVERAGE AGE (MALE)	43	43	43
AVERAGE AGE (FEMALE)	45	46	45

HOUSEHOLDS & INCOME	1 MILE	3 MILE	5 MILE
TOTAL HOUSEHOLDS	5,724	12,594	23,074
# OF PERSONS/HOUSEHOLD	2.1	2.2	2.3
AVERAGE HH INCOME	\$99,591	\$106,856	\$121,126
AVERAGE HOUSE VALUE	\$580,446	\$516,028	\$484,307

