

RETAIL LEASE

DOWNTOWN
SARATOGA SPRINGS



**80 WEST CIRCULAR ST.
SARATOGA SPRINGS, NY**

3,060 SF

PRICE: \$14 NNN



**MEGHAN O'CONNOR
CALL / TEXT : 315.378.7710**

Real Estate Associate Broker
(o) 518-724-5800
38 High Rock Ave, Saratoga Springs, NY

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"Each Office is Independently Owned and Operated"



SITE OVERVIEW

- Over 3,000+ SF of prime retail space in the heart of Saratoga Springs
- Historic Charm, Walkable Location, Adjacent to Rail Trail
- Perfect for your next storefront, studio, or showroom
- Now available - opportunity won't last!

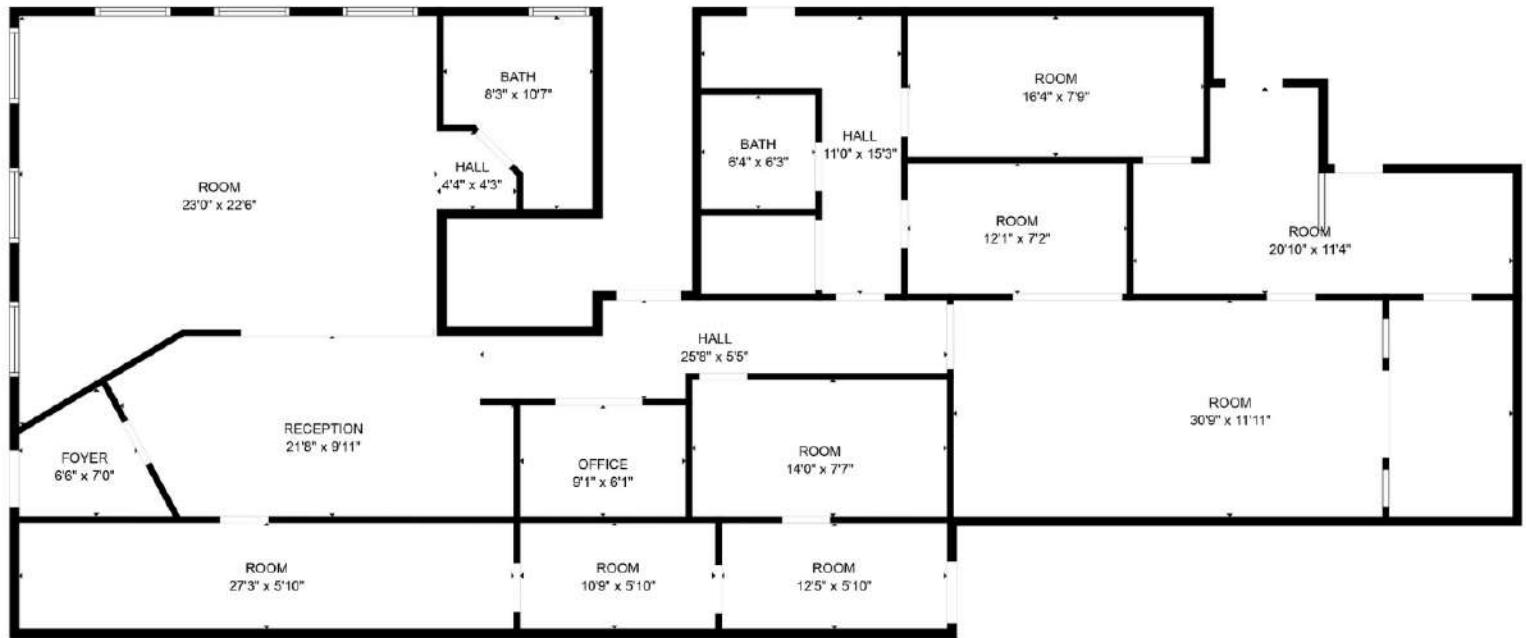
INTERIOR



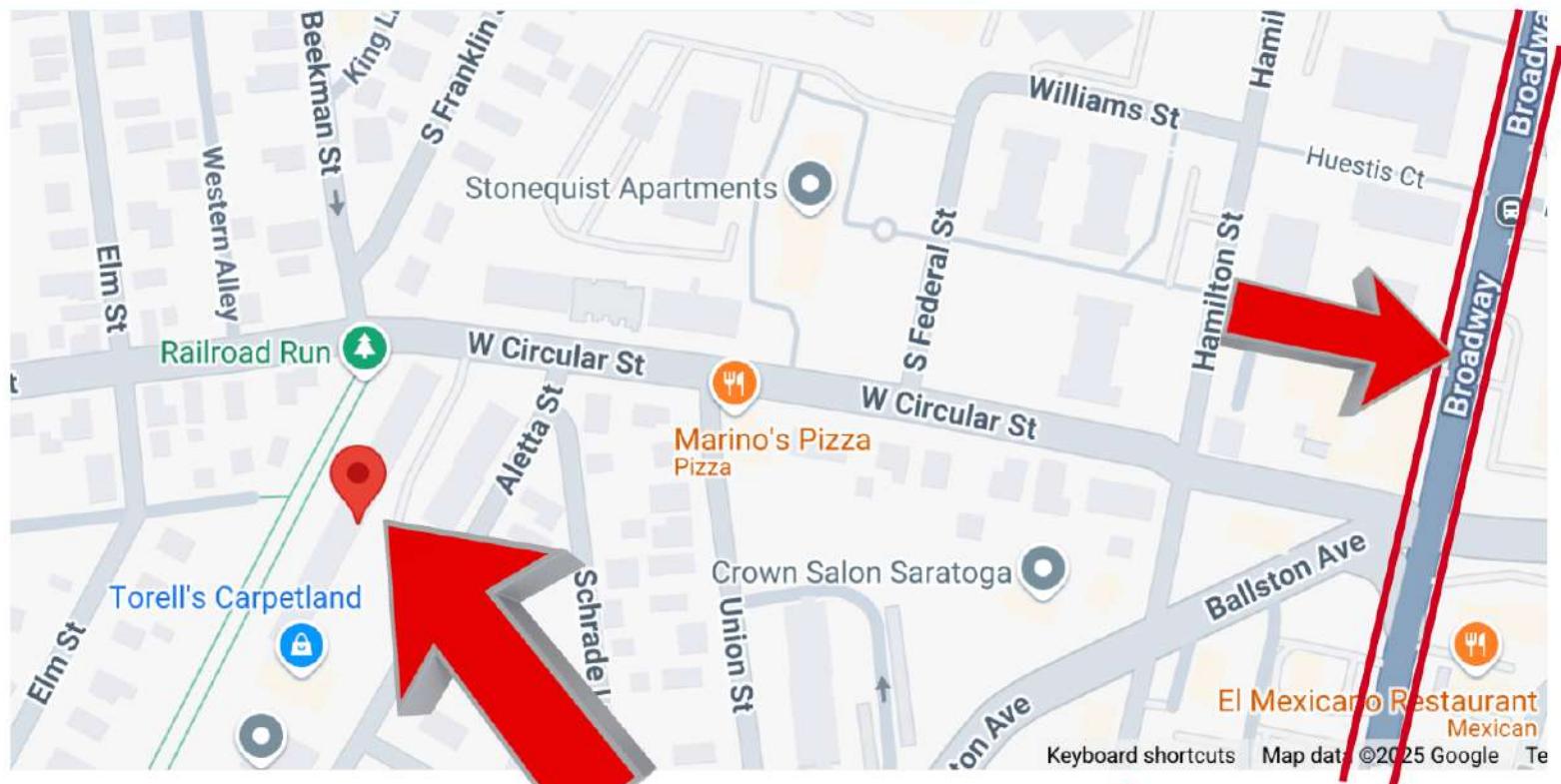
- Ample Private Parking
- Loading Dock
- Extra Storage
- Handicap Ramp



UNIT 1: FLOOR PLAN



**3,060 SF, MULTIPLE ROOMS, PRIVATE
PARKING, HANDICAP ACCESSIBLE
DOWNTOWN HIGH TRAFFIC LOCATION**



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