

# Adaptive Re-use or Redevelopment Site

## Property Overview

Former school for sale in Saratoga Springs, NY. Property consists of three buildings totaling ±130,496 SF on ±29.9 acres. Three total tax parcels.

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Tax ID            | 166.15-1-2; 166.-4-20; 166.-4-21                                        |
| 2026 Assessment   | \$ 9,344,400 *Combined for all three parcels                            |
| Equalization Rate | 40.50%                                                                  |
| 2026 Taxes        | Property is currently tax-exempt                                        |
| Zoning            | UR-1: Urban Residential 1 and Inst-Ed: Institutional Education District |
| Utilities         | Municipal water and sewer                                               |

**For Sale at: \$8,100,000**

## Contact Us

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[Click HERE to View Property](#)



**Henning Road**  
Saratoga | New York 12866

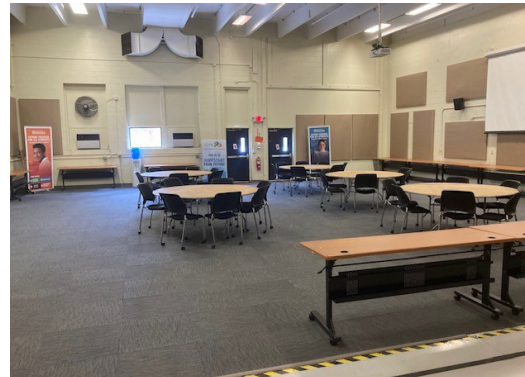
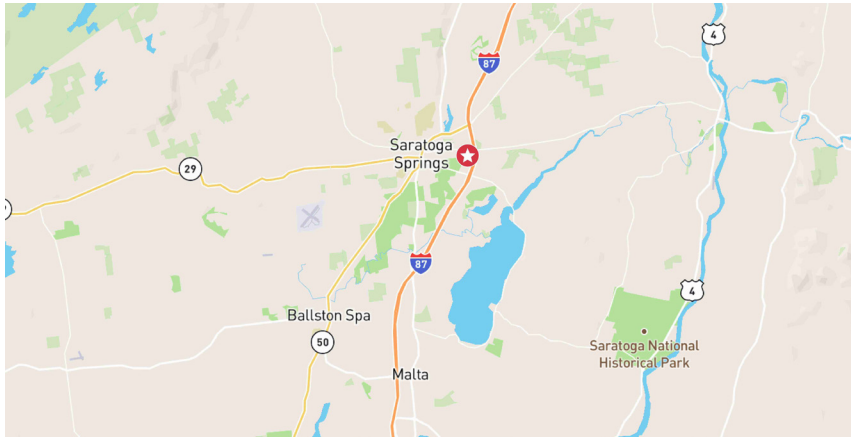
# Re-use Opportunity

## Property Details

- + The property consists of:
  - A two-story, ±121,304 SF school building
  - A two-story, ±7,680 SF admin building and
  - A four bay, ±1,512 SF pole barn
- + Property is less than 1 mile from Exit 14 of I-87 (The Adirondack Northway)
- + Parking for ±315 cars
- + ±2,923.17 ft of frontage along Henning Road
- + Less then 1.5 miles From the Saratoga Race Course
- + School building constructed circa 1969/1970, admin building constructed in 1983

## Directions

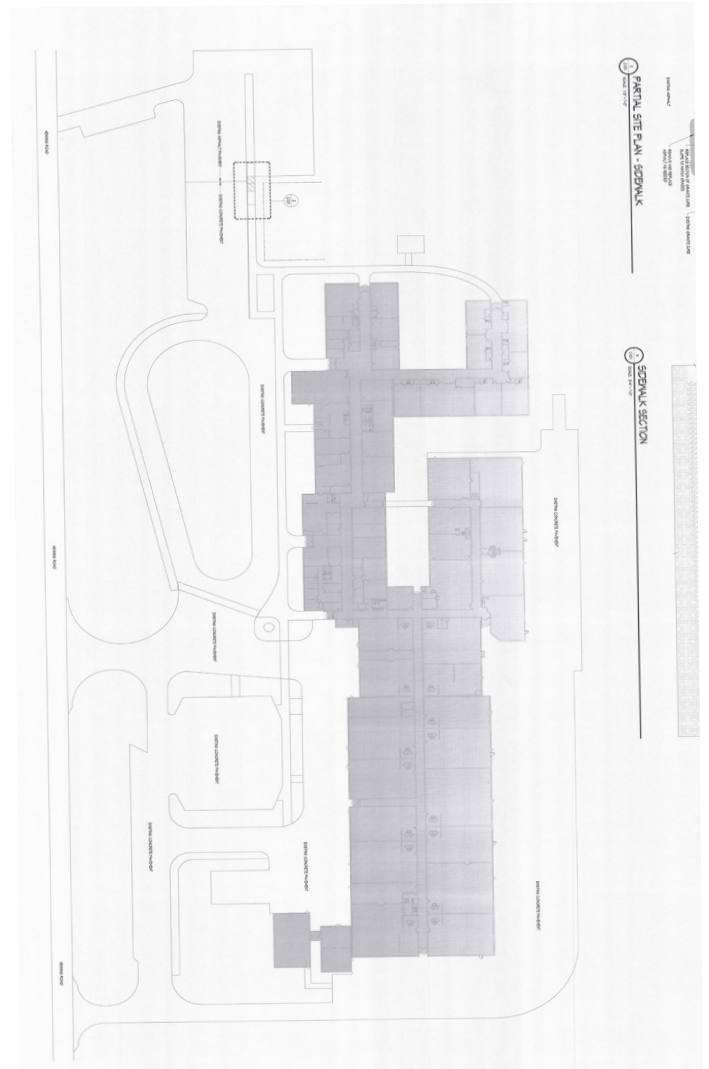
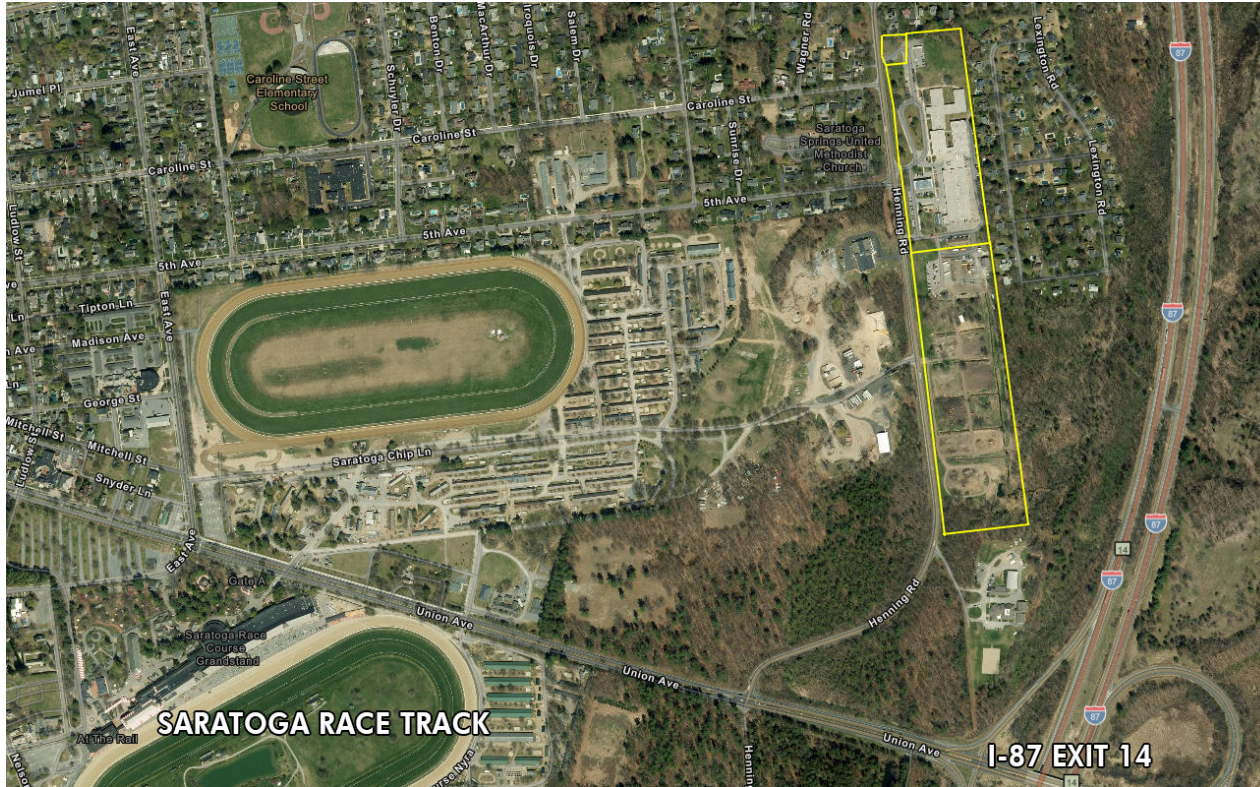
- + Located: [On Henning Road between Lake Avenue \(Route 29\) and Union Avenue \(Route 9P\), Property is across from Fifth Avenue.](#)



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For Sale

Site Plan



| 2026 Estimated Demographics | 1 Mile    | 3 Mile   | 5 Mile   |
|-----------------------------|-----------|----------|----------|
| Population                  | 2,636     | 28,228   | 45,862   |
| Median Household Income     | \$124,698 | \$89,564 | \$92,578 |
| Unemployment                | 1.2%      | 2.7%     | 2.7%     |
| Businesses                  | 118       | 2,209    | 2,609    |

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