

Commercial Land | For Sale

1304 Saratoga Road, Moreau NY 12831

CBRE Upstate NY
PART OF THE AFFILIATE NETWORK

Commercial Land For Sale

Property Overview

Offered for sale is ±8.18 acres of land on two adjacent tax parcels. Land has frontage on both Route 9 (Saratoga Road) and Fawn road and is in close proximity to Exit 17 on I-87 (The Adirondack Northway).

	1304 Route 9	1-7 Fawn Road
Tax ID	771-1-35	771-1-36.1
2026 Assessment	\$410,000	\$114,900
Equalization Rate	100%	100%
2026 General Tax	\$1,069.17	\$299.63
2025/2026 School Tax	\$4,861.90	\$1,362.52
Combined Tax	\$5,931.07	\$1,662.15
Zoning	C-1: General Commercial	
Utilities	Municipal water and sewer	

For Sale at: \$1,500,000

Contact Us

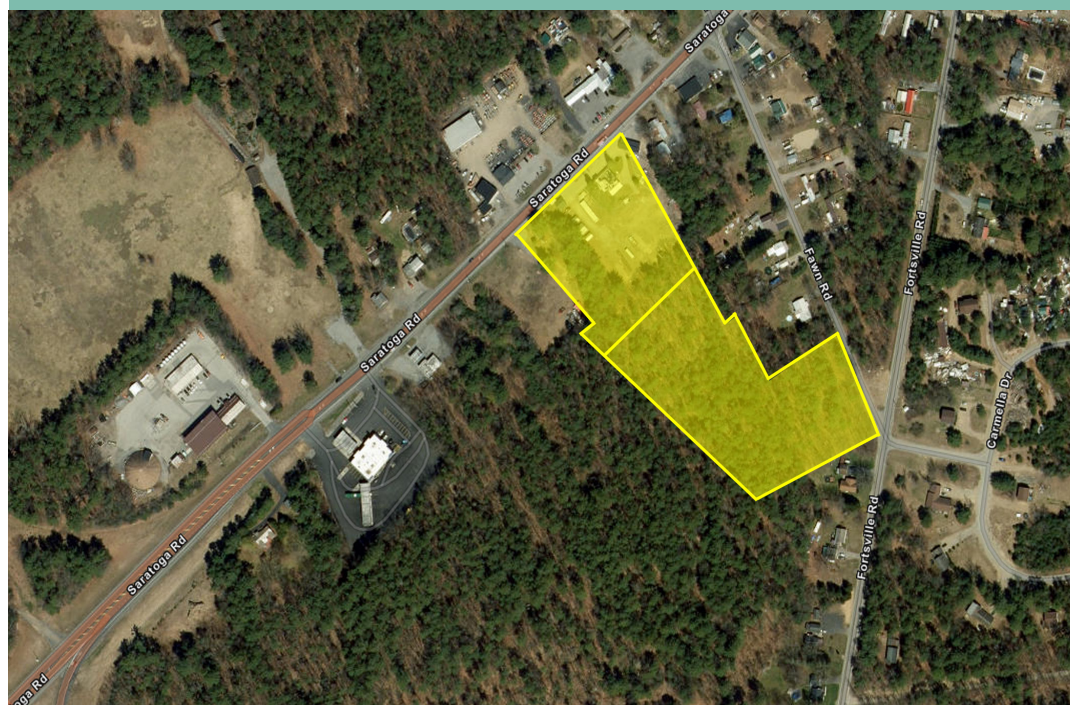
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[Click HERE to View Property](#)



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1304 Saratoga Road
Moreau | New York 12831

Sale

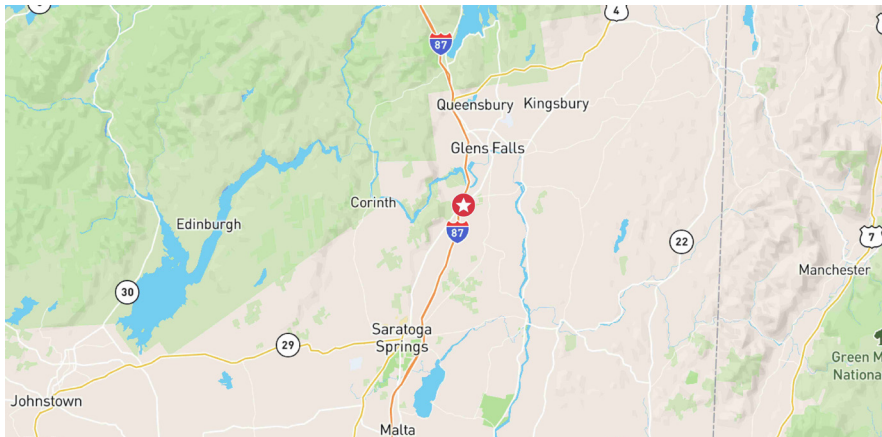
Commercial Development Site

Property Details

- + Less than 0.5 mi from Exit 17 of I-87
- + 2024 AADT traffic count at Route 9: 20,747
- + ±395 ft. of frontage on Route 9 (Saratoga Road)
±288.50 ft of frontage on Fawn Road
- + Proximate to many commercial users

Directions

- + Located: [On Route 9 \(Saratoga Road\), between Fawn Road and Exit 17 of I-87 \(The Adirondack Northway\)](#)



Permitted Uses

- + Businesses which primarily service highway traffic, such as restaurants, diners, and bars
- + Places of public assembly
- + Professional office
- + Boat storage, repairs and sales
- + Farm and construction equipment sales and service
- + Commercial greenhouse and nursery
- + Mobile home sale

Permitted with Special Use Permit

- + Social club, hall and fraternal organization
- + Motel, hotel and inn
- + Fire station
- + Municipal building
- + Office building
- + Post office: bank
- + Funeral home
- + Parking garage
- + Automobile- sales, service, repair and fueling
- + Drive-in theater
- + Laundromat
- + Indoor recreation facility
- + Outdoor recreation
- + Light manufacturing
- + Nursing or convalescent home
- + Warehouse for enclosed storage of goods and materials

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