

CLICK HERE FOR WEBSITE & OFFERING MEMORANDUM

468 Louden Rd, Saratoga Springs, NY 12866



Subject Property

**OFFERING
PRICE**

\$2,030,769

**CAP
RATE**

6.50%

NOI

\$132,000



**1.2M+ VISITORS TO SARATOGA
RACE COURSE
LOCATED ONLY 2 MILES FROM THE
PROPERTY**



**MAJOR RETAIL CORRIDOR
89TH PERCENTILE MALL IN NY
& TOP PERFORMING ANCHOR
TENANTS**



**MAJOR EMPLOYER GROWTH
HEAVY INVESTMENT BY REGENERON
PHARMA & GLOBAL FOUNDRIES**

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