


APPROVED COMMERCIAL DEVELOPMENT OPPORTUNITY

132 SARATOGA ROAD

GLENVILLE, NY 12302

Prime Signalized Corner on Route 50


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19,060+
VEHICLES PER DAY
ON ROUTE 50
- 

±0.94
ACRES
(44,875± SF)
- 

COMMUNITY
BUSINESS (CB)
ZONING
- 

SELLER WILL
DEMOLISH HOME
PRIOR TO CLOSING
IF DESIRED
- 

PUBLIC WATER
ON SITE
- 

PUBLIC SEWER
ON SITE

TOWN APPROVED SITE PLAN FOR 10,771± SF BUILDING WITH 40 PARKING SPACES

APPROVED & READY TO GO!

- ✓ Town Approved Site Plan (Approved Dec. 2025)
- ✓ All Variances Approved
- ✓ Boundary Survey
- ✓ Architectural Plans
- ✓ Civil Engineering Plans
- ✓ Grading & Drainage Plans
- ✓ Utility, Landscaping & Lighting Plans
- ✓ Demolition Plan
- ✓ Public Water & Public Sewer On Site

10,771± SF
PROPOSED BUILDING

40
PARKING SPACES

**SAVE TIME.
SAVE MONEY.
START BUILDING.**

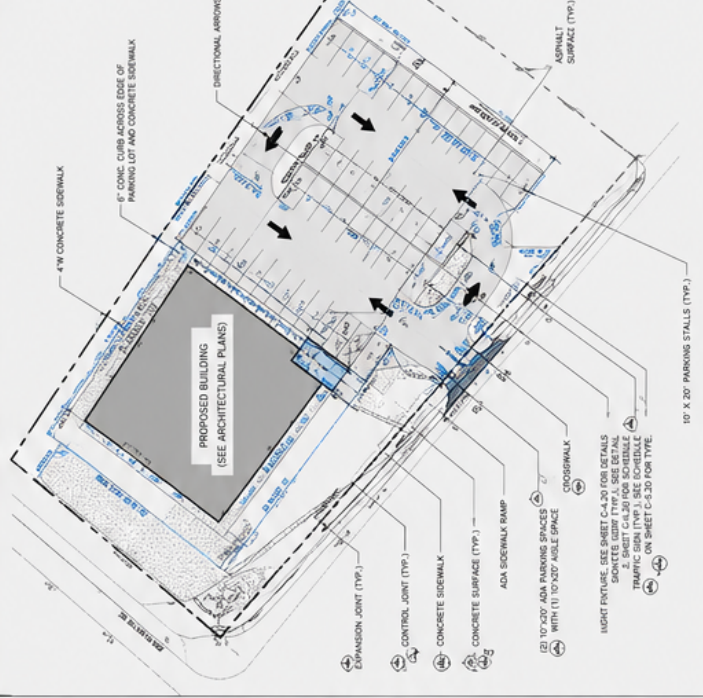
Much of the hard work has already been done for you. Bring your vision and break ground sooner!

PROPERTY HIGHLIGHTS

- ±0.94 Acres (44,875± SF)
- Approximately 19,060+ Vehicles Per Day
- Signalized Corner Location
- Community Business (CB) Zoning
- Public Water & Public Sewer On Site
- Seller Will Demolish Existing Home Prior to Closing if Desired
- Complete Development Package Available Upon Request



PROPOSED SITE PLAN



ENDLESS POSSIBILITIES – WHAT THIS PROPERTY COULD BE



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