



\$325,000

160 MILTON AVENUE, BALLSTON SPA, NY 12020

<https://fallatigroup.com>

Great opportunity to own two-unit property in downtown Ballston Spa. Nicely updated while retaining charm and character. Separate utilities, off street parking. Both units have laundry. Roof and rear deck/steps replaced. Fully rented. Walk to restaurants and shops. Minutes to Saratoga. Decorative fireplaces with marble mantels. Has been used as airbnb ~ Saratoga track and concerts, Global, etc. Huge walk up attic offers possibility for additional living space ~ 4 large skylights provide lots of light, one skylight is an egress skylight. Zoned CBD ~ first floor had been used for business. Many possibilities for this property! Leases on both units expire on 6.30.2026

- 2 beds
- 2 baths
- Duplex
- MultiFamily
- Pending

Basics



Date added: Added 2 months ago

List Office Name: Staged Nest Real Estate LLC

List Agent Office Phone: 518-265-9295

County: Saratoga

Lot Size Acres: 0.09 acres

Category: MultiFamily

Status: Pending

Bathrooms: 2 baths

Year built: 1850

MLS ID: 202612968

List Agent Email: fcallahan@stagednest.com

Days On Market: 18

Living Area sqft: 1888

Lot Size Dimensions: 27 x 150

Type: Duplex

Bedrooms: 2 beds

Half baths: 0 half baths

Virtual Tour

Virtual Tour: <https://app.doaudiotours.com/branded?id=17534&lang=en-US>

Directions

Directions: Milton Ave near the corner of VanBuren Ave

Building Details

Construction Materials: Brick, Vinyl Siding

Basement: Bilco Doors, Full, Sump Pump, Unfinished

Windows: Skylight(s)

Patio & Porch: Deck

Roof: Asphalt

Architectural Style: Other

Interior Features

Floor Covering: Carpet, Tile, Wood

Cooling: Ductless

Interior Features: Paddle Fan

Laundry Features: Main Level, Upper Level

Heating: Ductless, Hot Water, Natural Gas

Fireplace Features: Other

Above Grade Finished Area Source: CRS

Bathrooms Full: 2



Exterior Features

Parking: Driveway, Off Street

Lot Size Units: Acres

Lot Features: Level

Exterior Features: None

Lot Size Area: 0.09

Amenities & Features

Utilities: Cable Available

Water: Public

Security Features: Smoke Detector(s), Carbon Monoxide Detector(s)

Sewer: Public Sewer

Electric: Circuit Breakers

Fees

Water Sewer Expense: \$213

Financial

Possession: Subject To Tenant Rights, At Closing

Tax Annual Amount: \$7,968

Tax Lot: 36.000

Special Listing Conditions: Standard

Tax Block: 2

Tax Tract: 216.24

School Information

High School: Ballston Spa

High School District: Ballston Spa

