



172 BALLSTON AVENUE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

Rare chance to own two adjoining parcels (.44 & .32 acres) in a desirable location with UR-2 zoning offering a variety of permitted uses including single family residences, senior living, daycare, and select lodging options. Public utilities available at the road. Just minutes from downtown, the Saratoga Race Course, State Park, and local shops and restaurants. Whether you're looking to build a home, an investment property, or explore other development opportunities, this property offers endless potential. Buyers to verify all intended uses with the city.

\$799,000

- 0 baths
- Mixed Use
- Commercial Sale
- Active

Basics



Date added: Added 2 months ago

List Office Name: KW Platform

List Agent Office Phone: 518-281-6808

Lot Size Acres: 0.76 acres

Category: Commercial Sale

Status: Active

Zoning: Mixed

MLS ID: 202610259

List Agent Email: scottvarley@kw.com

County: Saratoga

Lot Size Dimensions: 0.76 acre

Type: Mixed Use

Bathrooms: 0 baths

Directions

Directions: South on Route 50 (Ballston Ave) on the left side. Across the street from Price Chopper and Mamma Mia's

Building Details

Construction Materials: None

Interior Features

Heating: None

Cooling: None

Exterior Features

Parking: Off Street **Lot Size Units:** Acres

Lot Size Area: 0.76 **Lot Features:** Views, Road Frontage, Level, Cleared, Corner Lot

Amenities & Features

Sewer: Public Sewer

Water: Public



Financial

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 178.26

Tax Annual Amount: \$2,094.79

Tax Lot: 22.001

School Information

High School: Saratoga Springs

High School District: Saratoga Springs

