



182 BALLSTON AVENUE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

\$1,200,000

- 10 baths
- Mixed Use
- Commercial Sale
- Active

Step into Saratoga's history with this extraordinary Queen Anne-style home and carriage house, dating back to the 1800s. Once a thriving Bed & Breakfast, this property has evolved into a sought-after short-term rental, offering strong income potential. The carriage house, originally the owner's residence, complements the main home with flexible living options for guests, family, or investment purposes. A private in-ground pool, nestled between the two residences, creates the perfect retreat for relaxation or entertaining. Spanning .65 acres and bordered by three streets, the property offers privacy while being just minutes from Broadway, SPAC, the State Park, dog park, world-famous race track, Saratoga Casino, shopping, and dining. Whether envisioned as a family compound, investment property, or continuation of its hospitality legacy, this [...]



Basics

Date added: Added 1 week ago	MLS ID: 202525403
List Office Name: Howard Hanna Capital Inc	List Agent Email: ritchgregory@howardhanna.com
Building Area Total: 4356	County: Saratoga
Living Area sqft: 4356	Lot Size Acres: 0.65 acres
Lot Size Dimensions: 200' X 140'	Category: Commercial Sale
Type: Mixed Use	Status: Active
Bathrooms: 10 baths	Year built: 1855
Zoning: Mixed	

Directions

Directions: From South Broadway, turn on Fenlon Street, right on Ballston Avenue (Route 50), right on Livingston Street. Property is on the corner of Ballston Avenue and Livingston Strett.

Building Details

Construction Materials: Wood Siding	Patio & Porch: Porch, Screened
Attached Garage: 1	Basement: Full, Unfinished
Roof: Metal, Shingle	Architectural Style: Multiple Dwelling Unit, Other

Interior Features

Floor Covering: Laminate, Tile, Wood	Heating: Baseboard, Electric, Forced Air, Other, Natural Gas
Cooling: Window Unit(s)	Interior Features: Other, Paddle Fan, Walk-In Closet(s), Built-in Features, Ceramic Tile Bath, Chair Rail, Crown Molding



Exterior Features

Parking: Attached, Detached, Off Street, Paved, Under Residence	Exterior Features: Other, Lighting
Lot Size Units: Acres	Lot Size Area: 0.65
Lot Features: Road Frontage, Level, Corner Lot, Landscaped	

Amenities & Features

Sewer: Public Sewer	Water: Public
Pool Features: In Ground, Outdoor Pool	Accessibility Features: Accessible Approach with Ramp
Security Features: Fire Sprinkler System, Smoke Detector(s), Carbon Monoxide Detector(s)	

Financial

Possession: At Closing	Special Listing Conditions: Standard
Tax Annual Amount: \$12,267.30	Tax Block: 1
Tax Lot: 1.000	Tax Tract: 178.34

School Information

High School: Saratoga Springs	High School District: Saratoga Springs
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