



**\$1,100,000**

## **182 BALLSTON AVENUE, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

- 10 baths
- Mixed Use
- Commercial Sale
- Pending

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 [...]



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## Basics

**Date added:** Added 8 months ago

**MLS ID:** 202525403

**List Agent Email:** ritchgregory@howardhanna.com

**Days On Market:** 168

**County:** Saratoga

**Lot Size Acres:** 0.65 acres

**Category:** Commercial Sale

**Status:** Pending

**Year built:** 1855

**Contingency:** Contingent - Continue to Show

**List Office Name:** Howard Hanna Capital Inc

**List Agent Office Phone:** 518-466-0677

**Building Area Total:** 4356

**Living Area sqft:** 4356

**Lot Size Dimensions:** 200' X 140'

**Type:** Mixed Use

**Bathrooms:** 10 baths

**Zoning:** Mixed

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## 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 Street.

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## Building Details

**Construction Materials:** Wood Siding

**Attached Garage:** 1

**Roof:** Metal, Shingle

**Patio & Porch:** Porch, Screened

**Basement:** Full, Unfinished

**Architectural Style:** Multiple Dwelling Unit, Other

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## Interior Features

**Floor Covering:** Laminate, Tile, **Heating:** Baseboard, Electric, Forced Air, Other, Natural Gas Wood

**Cooling:** Central Air, Window Unit(s)

**Interior Features:** Other, Paddle Fan, Walk-In Closet(s), Built-in Features, Ceramic Tile Bath, Chair Rail, Crown Molding



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## Exterior Features

**Parking:** Attached, Detached, Off Street, Paved, Under Residence

**Lot Size Units:** Acres

**Lot Features:** Road Frontage, Level, Corner Lot, Landscaped

**Exterior Features:** Other, Lighting

**Lot Size Area:** 0.65

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## Amenities & Features

**Sewer:** Public Sewer

**Pool Features:** In Ground, Outdoor Pool

**Security Features:** Fire Sprinkler System, Smoke Detector(s), Carbon Monoxide Detector(s)

**Water:** Public

**Accessibility Features:** Accessible Approach with Ramp

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$13,150.62

**Tax Lot:** 1.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 178.34

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

