



22 WASHINGTON STREET, BALLSTON SPA, NY 12020

<https://fallatigroup.com>

\$675,000

- 4 baths
- Mixed Use
- Commercial Sale
- Active

Ideally located in the business district of the Village of Ballston Spa, this commercial building is one of two buildings being offered for sale by this owner. Both are in excellent condition and offer a rare turn-key opportunity for investors or owner-occupants. This property at 22 Washington St features (2) first floor office/retail spaces with private entrances & individual bathrooms plus (2) large (1) bedroom apartments upstairs. Total rental income for this building is \$53,700 annually and it is fully rented. One commercial tenant is vacating. The owner has another tenant who wants to rent the space or it can remain vacant for the new owner. Expenses are \$13,290 annually. Utilities (except for water & sewer) are paid by the tenants. No [...]

Basics



Date added: Added 1 day ago

List Office Name: Howard Hanna Capital Inc

List Agent Office Phone: 518-332-0218

Building Area Total: 2808

Living Area sqft: 2808

Lot Size Dimensions: 36x80

Type: Mixed Use

Bathrooms: 4 baths

Zoning: Commercial

MLS ID: 202527946

List Agent Email: cklueg@gmail.com

Days On Market: 2

County: Saratoga

Lot Size Acres: 0.06 acres

Category: Commercial Sale

Status: Active

Year built: 1929

Directions

Directions: Milton Ave to Washington St

Building Details

Construction Materials: Vinyl Siding

Basement: Full, Interior Entry

Architectural Style: Office

Patio & Porch: Porch

Roof: Asphalt

Interior Features

Heating: Forced Air, Natural Gas

Cooling: Central Air

Exterior Features

Parking: On Street

Lot Size Units: Acres

Lot Size Area: 0.06



Amenities & Features

Sewer: Public Sewer

Water: Public

Electric: Circuit Breakers

Financial

Possession: Subject To Tenant Rights, At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$9,756

Tax Block: 1

Tax Lot: 15

Tax Tract: 216.32

School Information

High School: Ballston Spa

High School District: Ballston Spa

