



\$599,900

## 22 WASHINGTON STREET, BALLSTON SPA, NY 12020

<https://fallatigroup.com>

- 4 baths
- Mixed Use
- Commercial Sale
- Pending

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 [...]

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### Basics



**Date added:** Added 2 months 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:** 62  
**County:** Saratoga  
**Lot Size Acres:** 0.06 acres  
**Category:** Commercial Sale  
**Status:** Pending  
**Year built:** 1929

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## Directions

**Directions:** Milton Ave to Washington St

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## Building Details

**Construction Materials:** Vinyl Siding  
**Basement:** Full, Interior Entry  
**Architectural Style:** Office

**Patio & Porch:** Porch  
**Roof:** Asphalt

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## Interior Features

**Heating:** Forced Air, Natural Gas

**Cooling:** Central Air

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## Exterior Features

**Parking:** On Street  
**Lot Size Area:** 0.06

**Lot Size Units:** Acres



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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Electric:** Circuit Breakers

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## 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

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## School Information

**High School:** Ballston Spa

**High School District:** Ballston Spa

