



\$3,499,999

2255 BALLSTON AVENUE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

- 0 baths
- Mixed Use
- Commercial Sale
- Active

Move into a world of timeless elegance & historical charm with Villa Balsamo, now available for purchase. Nestled on over 14 acres, this magnificent estate features one of the finest mansions from the early 19th century. Once a renowned seasonal restaurant, Villa Balsamo was a beloved destination for those seeking to experience Saratoga's summer allure & gourmet dining. Now, this unique property is ready for your vision, offering endless possibilities for transformation. Whether you dream of creating a luxurious private residence, a boutique restaurant, horse stable, an educational institution, a cozy bed and breakfast, or a grand compound for relatives, Villa Balsamo can accommodate your aspirations. The estate also boasts three tranquil, spring-fed ponds that add to its serene ambiance.

Basics



Date added: Added 3 months ago

List Office Name: Julie & Co Realty, LLC

List Agent Office Phone: 315-863-2777

Building Area Total: 10240

Living Area sqft: 10240

Lot Size Dimensions: 14.19

Type: Mixed Use

Bathrooms: 0 baths

Zoning: Mixed

MLS ID: 202522675

List Agent Email: amy@juliecorealty.com

Days On Market: 27

County: Saratoga

Lot Size Acres: 14.19 acres

Category: Commercial Sale

Status: Active

Year built: 1940

Directions

Directions: Ballston Ave to 2255

Building Details

Construction Materials: Wood Siding **Basement:** Finished, Full, Heated, Walk-Out Access
Roof: Metal

Interior Features

Floor Covering: Marble, Tile, Wood

Heating: Hot Water

Cooling: Wall Unit(s)

Interior Features: Chair Rail, Crown Molding

Exterior Features

Parking: Carport, Covered, Off Street

Exterior Features: Lighting

Lot Size Units: Acres

Lot Size Area: 14.19

Lot Features: Other, Private, Road Frontage, Level, Wooded, Irregular Lot

View: Water



Amenities & Features

Sewer: Septic Tank

Water: Public

Waterfront Features: Pond

Security Features: Fire Alarm

Financial

Possession: At Closing

Tax Annual Amount: \$38,830

Tax Block: 2

Tax Lot: 23

Tax Tract: 190

School Information

High School: Saratoga Springs

High School District: Saratoga Springs

