



\$1,290,000

278 BALLSTON AVENUE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

This rare 1.5-acre property offers highly desirable T-4 mixed-use zoning just minutes from SPAC and Downtown Saratoga Springs, making it a strong opportunity for developers while still appealing to end users. The zoning allows for greater density than typical residential districts and supports a wide range of uses, including multi-family development such as condos or townhomes, apartment buildings, medical or dental offices, boutique hotels, commercial kitchens, and mixed-use commercial projects. For those seeking a residential option, the property may also be used as a single-family home with the ability to add a permitted second dwelling, offering flexibility for extended family, guests, or additional income. Lot offers State maintained trails, Kids Museum, Seasonal Farmer Markets and to SPAC (Saratoga Performing Art Center) The [...]

- 5 beds
- 2 baths
- Single Family Residence
- Residential
- Active



Basics

Date added: Added 3 months ago

List Office Name: Julie & Co Realty LLC

List Agent Office Phone: 518-409-1218

County: Saratoga

Lot Size Acres: 1.52 acres

Type: Single Family Residence

Total Rooms: 12

Bathrooms: 2 baths

Year built: 1886

MLS ID: 202530895

List Agent Email: cgoods@juliecorealty.com

Days On Market: 76

Living Area sqft: 2768

Category: Residential

Status: Active

Bedrooms: 5 beds

Half baths: 0 half baths

Virtual Tour

Virtual Tour: <https://app.doaudiotours.com/branded?id=16523&lang=en-US>

Directions

Directions: Take Broadway South to right on Ballston Avenue. The home will be on your left.

Building Details

Construction Materials: Wood Siding

Basement: Bilco Doors, Full

Architectural Style: Victorian

Patio & Porch: Side Porch

Roof: Asphalt

Fencing: None

Interior Features



Floor Covering: Hardwood, Tile

Cooling: Central Air

Interior Features: Ceramic Tile Bath

Laundry Features: Laundry Closet,
Main Level

Heating: Hot Water, Natural Gas, Radiant

Appliances: Gas Water Heater, Microwave,
Refrigerator, Washer/Dryer

Above Grade Finished Area Source: CRS

Bathrooms Full: 2

Exterior Features

Parking: Off Street

Lot Size Units: Acres

Lot Features: Level

Exterior Features: Lighting

Lot Size Area: 1.52

Amenities & Features

Utilities: Cable Connected **Sewer:** Septic Tank

Water: Public

Electric: 150 Amp Service

Other Equipment: None

Security Features: Smoke Detector(s), Carbon Monoxide
Detector(s)

Financial

Possession: At Closing

Tax Annual Amount: \$8,213.37

Tax Lot: 1.000

Special Listing Conditions: Standard

Tax Block: 2

Tax Tract: 178.41

School Information

High School: Saratoga Springs

High School District: Saratoga Springs

