



\$425,000

31-33 GLEN STREET, BALLSTON SPA, NY 12020

<https://fallatigroup.com>

This well-located duplex in Ballston Spa offers a fantastic opportunity for investors or owner-occupants looking to generate rental income. Located at 31-33 Glen Street, the property features two spacious units, each offering 3 bedrooms and 1.5 bathrooms, providing comfortable living space that is highly desirable for tenants. Both units offer functional layouts with generous living areas, ample natural light, and practical living spaces designed for everyday comfort. With six total bedrooms across the property, this duplex presents strong income potential and long-term investment value. Situated in the charming Village of Ballston Spa, the property is conveniently close to local shops, restaurants, parks, and schools, while also being just a short drive to Saratoga Springs and major commuting routes. Listing Agent is Owner

- 6 beds
- 4 baths
- Duplex
- MultiFamily
- Pending



Basics

Date added: Added 3 months ago

List Office Name: Tesoros Property Mgmt LLC

List Agent Office Phone: 518-225-4703

County: Saratoga

Lot Size Acres: 0.18 acres

Type: Duplex

Bedrooms: 6 beds

Half baths: 2 half baths

Zoning: Single Residence

MLS ID: 202613564

List Agent Email: gloriaherman96@gmail.com

Days On Market: 13

Living Area sqft: 2264

Category: MultiFamily

Status: Pending

Bathrooms: 4 baths

Year built: 1920

Directions

Directions: Route 50 North to South Street, to Glen

Building Details

Construction Materials: Vinyl Siding

Basement: Full

Doors: ENERGY STAR Qualified Doors

Garage Spaces: 2

Architectural Style: Traditional

Fencing: Back Yard, Fenced

Interior Features

Floor Covering: Vinyl

Cooling: Window Unit(s)

Bathrooms Full: 2

Heating: Baseboard, Hot Water, Natural Gas

Above Grade Finished Area Source: Assessor

Exterior Features



Parking: Driveway, Garage, Off Street, Paved

Exterior Features: Garden

Lot Size Units: Acres

Lot Size Area: 0.18

Amenities & Features

Sewer: Public Sewer

Water: Public

Electric: Single Phase, 200+ Amp Service, Circuit Breakers

Fees

Electric Expense: \$4,800

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$5,071.06

Tax Block: 1

Tax Lot: 30.000

Tax Tract: 203.71

School Information

High School: Ballston Spa

High School District: Ballston Spa

