



486 GARRETT ROAD, BALLSTON SPA, NY 12020

<https://fallatigroup.com>

Rare opportunity to acquire a fully leased, 10-unit multifamily property across three buildings, ideally located within walking distance to the Village of Ballston Spa. Built in 2022, the property features modern 1,200 SF, 2-bedroom/1-bath townhouse-style apartments with high-end luxury finishes throughout. Each unit offers granite countertops with center island, stainless steel appliances, electric fireplace, and a spacious bathroom with double-bowl vanity. Strong in-place income, low maintenance construction, and a highly desirable walkable location make this an excellent long-term investment opportunity.

\$2,390,000

- 0 baths
- Multi Family
- Commercial Sale
- Active

Basics



Date added: Added 1 month ago
List Office Name: Gucciardo Real Estate LLC
List Agent Office Phone: 518-331-3785
Building Area Total: 3360
Living Area sqft: 3360
Lot Size Dimensions: n/a
Type: Multi Family
Bathrooms: 0 baths
Zoning: Multi Residence

MLS ID: 202611164
List Agent Email: amg329@aol.com
Days On Market: 1
County: Saratoga
Lot Size Acres: 3.45 acres
Category: Commercial Sale
Status: Active
Year built: 2022

Directions

Directions: From I-87 (Northway), take Exit 12 for NY-67 toward Ballston Spa, follow NY-67 west into town, turn right onto Garrett Road, and proceed to 486 Garrett Road.

Building Details

Construction Materials: Vinyl Siding
Basement: None

Patio & Porch: Patio
Roof: Asphalt

Interior Features

Floor Covering: Vinyl
Cooling: Central Air

Heating: Forced Air, Natural Gas
Interior Features: High Speed Internet

Exterior Features

Exterior Features: Lighting
Lot Size Area: 3.45

Lot Size Units: Acres
Lot Features: Level, Wooded, Landscaped



Amenities & Features

Sewer: Public Sewer

Water: Public

HOA Amenities: None

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$25,147.50

Tax Block: 1

Tax Lot: 69.000

Tax Tract: 216.00

School Information

High School: Ballston Spa

High School District: Ballston Spa

