



\$275,000

## 54 VAN BUREN STREET, BALLSTON SPA, NY 12020

<https://fallatigroup.com>

- 4 beds
- Duplex
- MultiFamily
- Active

Looking for an affordable two-family home in the thriving town of Ballston Spa? This is your ideal opportunity! This charming duplex features 4 bedrooms and 2 bathrooms and is conveniently located within walking distance to vibrant downtown amenities. The downstairs unit has been tastefully updated, providing a modern living space perfect for you and your family. The upstairs unit boasts a fantastic long-term tenant who has always been prompt with payments, offering you peace of mind as you start your investment journey. Live in one unit and rent out the other to significantly offset your living expenses. With its prime location, this duplex is not just a home; it's an investment in your future. Don't miss out on this perfect blend of [...]

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### Basics



**Date added:** Added 2 months ago  
**List Office Name:** Keller Williams Capital Dist  
**List Agent Office Phone:** 518-339-1191  
**Living Area sqft:** 1454  
**Category:** MultiFamily  
**Status:** Active  
**Half baths:** 0 half baths

**MLS ID:** 202422171  
**List Agent Email:** shaunlivesforre@gmail.com  
**County:** Saratoga  
**Lot Size Acres:** 0.03 acres  
**Type:** Duplex  
**Bedrooms:** 4 beds  
**Year built:** 1875

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## Directions

**Directions:** Head south on I-87 S. Take exit 12 to merge onto NY-67 W toward Ballston Spa. At the traffic circle, take the 2nd exit and stay on NY-67 W. Continue straight onto Milton Ave. Turn right onto Van Buren St. Destination will be on the right.

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## Building Details

**Construction Materials:** Vinyl Siding  
**Roof:** Metal  
**Fencing:** None

**Basement:** Unfinished  
**Architectural Style:** Traditional

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## Interior Features

**Floor Covering:** Vinyl  
**Laundry Features:** Main Level, Upper Level  
**Bathrooms Total:** 2

**Heating:** Baseboard, Electric  
**Bathrooms Full:** 2

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## Exterior Features

**Parking:** None  
**Lot Size Units:** Acres

**Exterior Features:** None  
**Lot Size Area:** 0.03



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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

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## Additional

**Buyer Agency Compensation:** 2.00

**Sub Agency  
Compensation:** 0.00

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$3,327.50

**Tax Block:** 2

**Tax Lot:** 32.000

**Tax Tract:** 216.24

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## School Information

**High School:** Ballston Spa

**High School District:** Ballston Spa

