



## 68-70 BALLSTON AVENUE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

**\$1,150,000**

- Mixed Use
- Commercial Sale
- Active

This Saratoga Springs investment opportunity includes nearly 7000 sf of leased retail and office space on a .2 acre lot with great visibility. Zoned NC formerly T-5, currently housing three businesses in 4 leased spaces. There is room to renovate in unfinished areas of this building. Great parking and visibility!

### Basics



**Date added:** Added 7 months ago

**List Office Name:** Roohan Realty

**List Agent Office Phone:** 518-744-0732

**County:** Saratoga

**Lot Size Dimensions:** 185 x 132 x 131

**Type:** Mixed Use

**Year built:** 1908

**MLS ID:** 202421683

**List Agent Email:** cbarton@roohanrealty.com

**Days On Market:** 334

**Lot Size Acres:** 0.2 acres

**Category:** Commercial Sale

**Status:** Active

**Zoning:** Commercial

## Directions

**Directions:** From Downtown Saratoga- Head South on Broadway, for about half a mile, turn right onto Ballston Avenue, pass by Pizza Hut to your left and - .2 miles you will arrive.

## Building Details

**Construction Materials:** Wood Siding

## Interior Features

**Heating:** Other

**Cooling:** Other

**Bathrooms Total:** 4

## Exterior Features

**Lot Size Units:** Acres

**Lot Size Area:** 0.2

## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public



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# Financial

**Tax Annual Amount:** \$7,275  
**Tax Lot:** 22.000

**Tax Block:** 2  
**Tax Tract:** 165.82

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# School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

