



\$265,000

<https://fallatigroup.com>

Commercial corner lot in a high-visibility, high-traffic area, offering outstanding potential for development. While part of the almost 1/2 acre of land is not currently level and will require grading and clearing, it presents a blank canvas for investors or business owners looking to build to suit! Zoned for a wide range of commercial uses including retail, hotel/B&B, self-storage facility, restaurant, auto sales, or mixed-use and many others. Utilities are available at the street (buyer to verify) Easy access to the Northway, 10 min to Global Foundries, 30 min to Albany International Airport and walk to public transportation. The current home on the property will need renovations but has amazing potential!!

- 0 baths
- Mixed Use
- Commercial Sale
- Active

Basics



Date added: Added 2 weeks ago

List Office Name: Miranda Real Estate Group, Inc

List Agent Office Phone: 518-466-9083

Building Area Total: 1984

Lot Size Acres: 0.46 acres

Category: Commercial Sale

Status: Active

Zoning: Commercial

MLS ID: 202523561

List Agent Email: lvitiello realestate@gmail.com

Days On Market: 9

Living Area sqft: 1984

Lot Size Dimensions: 190X210

Type: Mixed Use

Bathrooms: 0 baths

Directions

Directions: Heading South on Route 50, Ballston Ave to the corner of Union St and Ballston Ave, across from ALDI Heading North, exit the Northway at exit 12, left onto Route 67, slight right turn onto Church Ave to Union St. Property is the corner of Union St and Route 50.

Building Details

Construction Materials: None

Basement: Exterior Entry, Unfinished

Roof: Asphalt

Architectural Style: Multiple Dwelling Unit, Commercial, Other

Interior Features

Heating: Natural Gas

Cooling: None

Exterior Features

Parking: Off Street, On Street, Other

Lot Size Units: Acres

Lot Size Area: 0.46

Lot Features: Sloped, Road Frontage, Corner Lot, Irregular Lot



Amenities & Features

Sewer: Public Sewer	Water: Public
Electric: 200+ Amp Service	HOA Amenities: None
Other Equipment: None	

Financial

Possession: At Closing	Tax Annual Amount: \$2,102.68
Tax Block: 3	Tax Lot: 1.000
Tax Tract: 203.72	

School Information

High School: Ballston Spa	High School District: Ballston Spa
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