



**\$599,900**

## **88-90 FRONT STREET, BALLSTON SPA, NY 12020**

<https://fallatigroup.com>

- 4 baths
- Mixed Use
- Commercial Sale
- Active

Located on one of the busiest streets in the Village of Ballston Spa, this well-maintained mixed-use commercial building offers a rare opportunity for investors or owner-occupants. The property features two street-level retail spaces and two residential apartments on the second floor, all fully rented with a total monthly income of \$4,400. Annual expenses are low at just \$15,885, and all utilities are separately metered except for water and sewer. The property includes off-street parking in the back as well as a small detached garage. The building is in excellent condition with minimal maintenance required, making it truly turn-key. Front St is a busy location with many popular shops & eateries and this location is directly across from the Ballston Spa National Bank [...]

### **Basics**



**Date added:** Added 4 months ago

**List Office Name:** Howard Hanna Capital Inc

**List Agent Office Phone:** 518-332-0218

**Building Area Total:** 3048

**Living Area sqft:** 3048

**Lot Size Dimensions:** 36x124

**Type:** Mixed Use

**Bathrooms:** 4 baths

**Zoning:** Commercial

**MLS ID:** 202526141

**List Agent Email:** cklueg@gmail.com

**Days On Market:** 62

**County:** Saratoga

**Lot Size Acres:** 0.11 acres

**Category:** Commercial Sale

**Status:** Active

**Year built:** 1900

## Directions

**Directions:** Milton Ave to Front St

## Building Details

**Construction Materials:** Brick, Vinyl Siding

**Patio & Porch:** Porch

**Basement:** Full, Unfinished, Walk-Out Access

**Roof:** Rubber

**Architectural Style:** Commercial, Traditional

## Interior Features

**Floor Covering:** Carpet, Laminate, Vinyl

**Heating:** Forced Air, Natural Gas

**Cooling:** Central Air

**Interior Features:** Paddle Fan, Vaulted Ceiling(s)

## Exterior Features

**Parking:** Detached, Gravel

**Lot Size Units:** Acres

**Lot Size Area:** 0.11



## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Electric:** Circuit Breakers

## Financial

**Tax Annual Amount:** \$9,208

**Tax Block:** 1

**Tax Lot:** 109

**Tax Tract:** 216.32

