



\$599,900

88-90 FRONT STREET, BALLSTON SPA, NY 12020

<https://fallatigroup.com>

- 4 baths
- Mixed Use
- Commercial Sale
- Pending

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 8 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: 113
County: Saratoga
Lot Size Acres: 0.11 acres
Category: Commercial Sale
Status: Pending
Year built: 1900

Directions

Directions: Milton Ave to Front St

Building Details

Construction Materials: Brick, Vinyl Siding
Basement: Full, Unfinished, Walk-Out Access
Architectural Style: Commercial, Traditional

Patio & Porch: Porch
Roof: Rubber

Interior Features

Floor Covering: Carpet, Laminate, Vinyl
Cooling: Central Air

Heating: Forced Air, Natural Gas
Interior Features: Paddle Fan, Vaulted Ceiling(s)

Exterior Features

Parking: Detached, Gravel
Lot Size Area: 0.11

Lot Size Units: Acres



Amenities & Features

Sewer: Public Sewer

Water: Public

Electric: Circuit Breakers

Financial

Possession: Subject To Tenant Rights, At Closing

Tax Annual Amount: \$9,208

Tax Block: 1

Tax Lot: 115

Tax Tract: 216.32

