



88-90 FRONT STREET, BALLSTON SPA, NY 12020

<https://fallatigroup.com>

\$599,900

- 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: ckluieg@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

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

Tax Annual Amount: \$9,208

Tax Block: 1

Tax Lot: 109

Tax Tract: 216.32

