



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Trevett Group LLC

**MLS# - 202230742 - Price: \$699,900**

910 Rock City Road, Ballston Spa, NY

**Description:** ONCE IN A LIFE TIME OPPORTUNITY TURN KEY RESTAURANT IN SARATOGA COUNTY. This restaurant has everything you need to start right now including 3.83 acres of land and zoned RO2 Rural. Bar area is separate from Dining Area. Both areas seat approximately 50 people each. The restaurant has a separate security system. It is 3 miles from Saratoga Airport and 6 miles to SPAC and is approximately 15 minutes to Saratoga Race Track. The building also includes a two bedroom, one bath apartment with a separate entrance where you can live rent free or rent out for additional income. Landscaped yard has an irrigation system, pond, vegetable garden, and patio. Plenty of opportunity for growth with the right vision!



**Acres:** 3.83

**Property Type:** Commercial

**Water:** Drilled Well

**Property Style:** Commercial

**County:** Saratoga

**Zoning:** Mixed

**Above Ground Square**

**Feet:** 3390

**School District:** Ballston Spa

**Sewer:** Septic Tank

**Basement:** Full

**Cooling:** Central Air

**Interior Features:** Other

**Town:** Milton

**Estimated Taxes:** \$6,588

**Heat:** Forced Air, Natural Gas

**Exterior:** Vinyl Siding

**Parking Spaces:** 75



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