



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Roohan Realty

MLS# - 202310849 - Price: \$17

230 Church Avenue, Ballston Spa, NY

Description: New construction retail at the signalized intersection of Rt. 50 & Rt. 67 in Ballston (15,000VPD + for both). Redesigned and rebuilt busy Sunoco station has added 3,200+ sf with 1,600sf available for lease adjacent to convenient store and with designated parking. Space has a bathroom, dedicated HVAC and 200amp 3-phase electrical. Finished ceiling height will be 10'6". Site is easily accessible for ingress and egress with 3 full access curb cuts, two on Rt. 50 and 1 on Ballston Ave. Close to several banks, Dunkin, McDonalds, Advance Auto, Hannaford and more.

Acres: 1.43

School District: Ballston Spa

Sewer: Septic Tank

Exterior: Other

Parking Spaces: 33

Above Ground Square Feet: 5595

Estimated Taxes: \$20,000

Heat: Forced Air

County: Saratoga

Zoning: Mixed

Town: Ballston

Water: Public

Basement: None

Cooling: Central Air

Interior Features: Other



Jane O. Callahan
NYS Licensed Salesperson-
Rentals
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Availability

June 2024						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

July 2024						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

August 2024						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September 2024						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

 = Taken Date



