



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

[www.davies-davies.com](http://www.davies-davies.com)



Listing courtesy of: Cartier Real Estate Group LLC

**MLS# - 202410062 - Price: \$1,775,000**

2 N Milton Road, Saratoga Springs, NY

**Description:** New Year, New Business: Saratoga's Thriving "Golf World" Driving Range w/ Add'l Acreage & Potential! Proud owners are offering their successful, established business & property completely turn-key after more than 25 years of owner-operation. Regular customers return often, some daily! All appreciate its impeccable condition and easy automated self-service. Includes: 20+ bays, clubhouse w/ restroom, automated ball dispenser, washer, and maintenance equipment. Business is hopping dawn til dusk 3 seasons of year w/minimal client interaction. Consider adding: lighting, covered bays, food/bev, mini golf (plans avail), putting greens, batting cages, disc golf, or convert to another use entirely! \*Proof of funds/qualifications & confidentiality agreement required to share financials



**Acres:** 24

**Property Type:** Commercial

**Water:** Drilled Well

**Basement:** None

**Cooling:** None

**Above Ground Square Feet:** 780 **Town:** Saratoga Springs

**School District:** Saratoga Springs **Estimated Taxes:** \$5,596

**Sewer:** Septic Tank

**Heat:** Ductless, Propane Tank  
Leased, Other

**Exterior:** Vinyl Siding

**County:** Saratoga

**Parking Spaces:** 30



**Daniel Davies**  
NYS Licensed Real Estate  
Broker GRI, ABR,  
RSPS, SRS, C2EX  
(518) 656-9068  
[dan@daviesrealty.net](mailto:dan@daviesrealty.net)

