

FOR SALE

16 Round Lake Road, Ballston Lake, NY 12306



RETAIL/OFFICE SPACE AVAILABLE

FEATURES:

± 2,959 SF of retail/office space available

LOCATION:

Take Exit 11 off I-87 Northway head West on Round Lake Road, the property is a quarter of a mile on the right.

UTILITIES:

Municipal water and sewer

ZONING:

C-5 Hamlet Commercial District

PRICE:

Offered for sale at \$750,000 with deed restriction no convenience store/gas

TAX INFORMATION:

Tax ID #: 250.-1-29

17 Assessment: \$530,000

17 Gen Tax: \$2,224

17/18 School: \$11,691

Combined Tax: \$13,915

ADDITIONAL FEATURES:

- Parking for 20± vehicles
- .747 acre parcel
- Easy access to/from I-87 Northway via Exit 11 and Global Foundries/LFTC

JENNIFER L. HOWARD

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