

FOR SALE/LEASE

201 Northline Rd. Ballston Spa, NY 12020



FEATURES:

±2,375 SF of building

UTILITIES:

Municipal water and sewer

ZONING:

CT-Commercial Transition

TAX INFORMATION

Tax ID #: 203.11-1-21

21 Assessment: \$653,300

21 Gen Tax: \$3,655

20/21 School: \$12,844

Combined Tax: \$16,499

ADDITIONAL FEATURES:

- .99+/- acre parcel
- Parking for 21 +/- vehicles

PRICE:

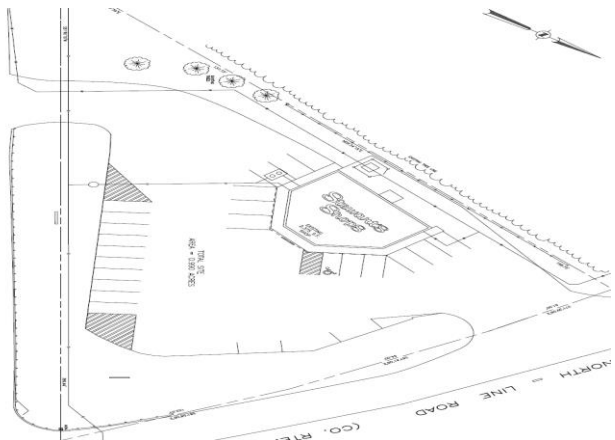
Offered at \$625,000 with deed restriction
no convenience store w/gas/food service

FINANCING:

- Owner financing available
- No application fee/fast easy approval
- Possible leasehold improvement financing

SUPPORT:

- Contractor referrals
- Provide information for regulatory approvals



JENNIFER L. HOWARD

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