

**FOR
SALE**

15, 17-19 MAIN STREET BALLSTON LAKE, NY

BALLSTON LAKE RESTAURANT & MULTIFAMILY PORTFOLIO INVESTMENT OPPORTUNITY



17 MAIN STREET

+/- 5,020 SF FORMER RESTAURANT

GREAT OWNER/ USER OPPORTUNITY
TWO (2) STORY RESTAURANT
SIZEABLE FULLY BUILT OUT KITCHEN
LARGE HORSESHOE BAR
.86 ACRE LOT
AMPLE PARKING
PUBLIC WATER
CENTRALLY LOCATED

RUDY R. LYNCH, CCIM

Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

KYLE J. BRADLEY, CPA

Licensed Real Estate Salesperson
(845) 325-1568 mobile
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FOR SALE

\$449,800



**FOR MORE
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CONTACT**

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MULTI
FAMILY

15 MAIN STREET

- 3 Units
- +/-2,688 Total Square Feet
- Two (2) Stories
- +/-0.40 Acres
- 7 Total Bedrooms (2x2 units, 3x1 unit)
- 3 Total Bathrooms (1 per unit)
- Front Porch & Rear Deck
- Public Water
- Electric, Cable, & Natural Gas
- Asphalt Roof
- Off Street Parking



19 MAIN STREET

- 2 Family
- +/-2,022 Total Square Feet
- Two (2) Stories
- 2 Total Bedrooms (1 per unit)
- 2 Total Bathrooms (1 per unit)
- Public Water
- Electric, Cable, & Natural Gas
- Asphalt Roof
- Off Street Parking



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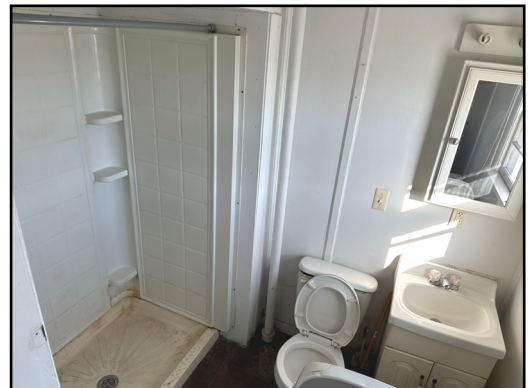
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Unit 1



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Unit 2



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Unit 3



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1st Floor



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17 MAIN STREET BALLSTON LAKE, NY

2nd Floor



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Photos



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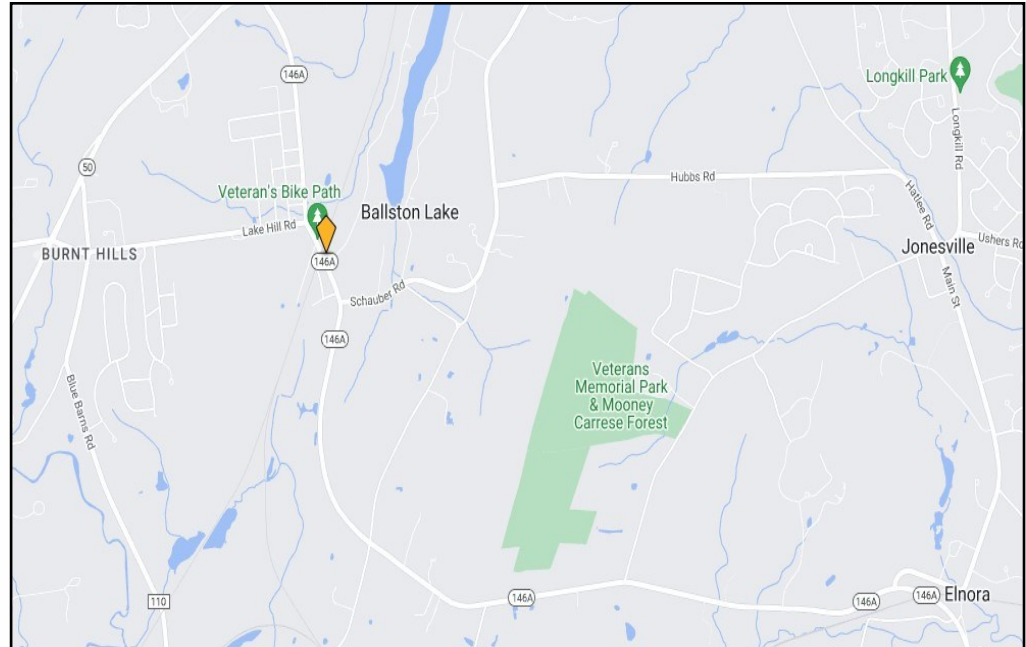
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LOCATION



TAX MAP



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AERIAL
VIEW



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DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	5,327	45,470	247,408
2022 Population	5,363	46,117	252,784

Households

	2 mile	5 mile	10 mile
2010 Households	2,062	17,650	100,654
2022 Households	2,072	17,938	102,936

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$134,234	\$125,531	\$100,149
Median Household Income	\$112,414	\$105,681	\$78,888

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$291,137	\$286,771	\$236,030
Median Year Built	1970	1976	1967

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