

**FOR
SALE**

175 LAKE ROAD

BALLSTON LAKE, NEW YORK



SARATOGA COUNTY LAKEFRONT RESTAURANT & BAR

+/- 6,040 SF RESTAURANT & BAR

+/- 3.98 ACRES

90 INDOOR SEATS + 80 BANQUET SEATS + 40 PATIO SEATS

AMPLE PARKING

BALLSTON LAKE'S ONLY BOAT LAUNCH

COMPLETELY RENOVATED IN 2014

FOR SALE

\$695,000

**FOR MORE
INFORMATION
PLEASE
CONTACT**

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Adding Value Through Professional Real Estate Services

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EXECUTIVE SUMMARY

Carrow Real Estate Services has been exclusively retained to facilitate the sale of a Turn-Key Restaurant & Bar Opportunity located on Ballston Lake in Ballston Lake, New York.

The offering includes both the Business as well as the Real Estate.

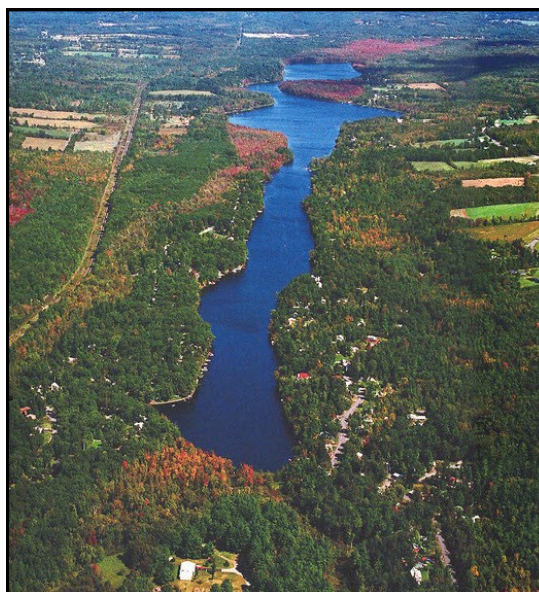
Villago Pizzeria and Ristorante has been operating as an extremely successful Italian Restaurant and Bar since 2014.

The +/-6,040 SF Restaurant was completely renovated in 2014 and sits on +/-3.98 acres.

The Property also includes the Lake's only public boat launch which generates over \$10,000 of additional income annually.

Given the incredible Saratoga County lakefront location and well known established reputation, this opportunity offers the right owner a tremendous amount of upside well into the future.

Ballston Lake



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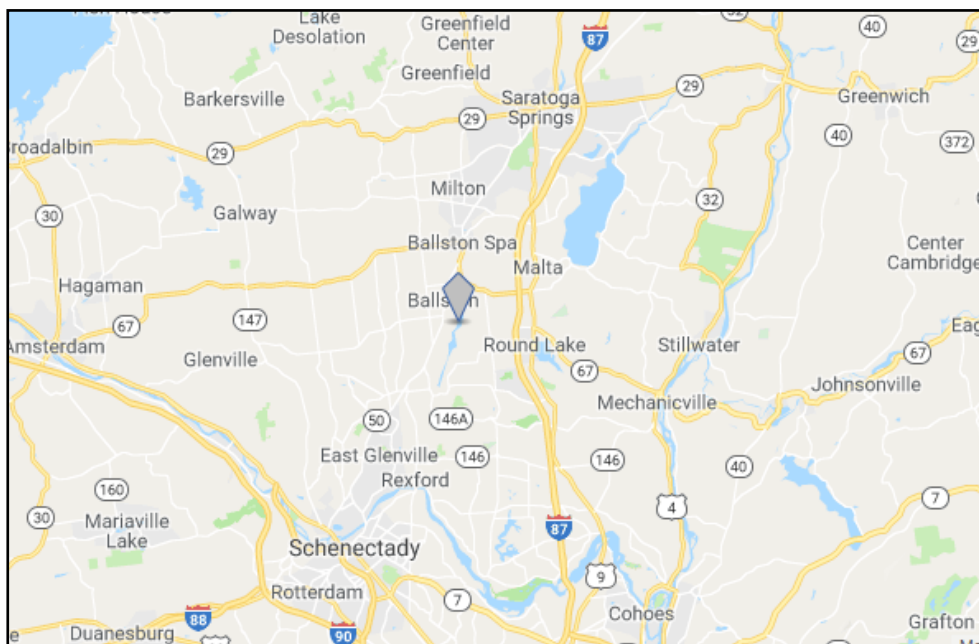
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DEMOGRAPHICS

| Population | 3 Mile | 5 Mile | 10 Mile |
|------------------------|-----------|-----------|-----------|
| 2019 Total Population: | 15,751 | 42,687 | 183,175 |
| 2024 Population: | 16,535 | 44,399 | 188,012 |
| Pop Growth 2019-2024: | 4.98% | 4.01% | 2.64% |
| Average Age: | 40.60 | 41.00 | 41.10 |
| Households | | | |
| 2019 Total Households: | 6,266 | 16,952 | 75,099 |
| HH Growth 2019-2024: | 4.90% | 4.06% | 2.75% |
| Median Household Inc: | \$84,850 | \$90,262 | \$82,197 |
| Avg Household Size: | 2.50 | 2.50 | 2.40 |
| 2019 Avg HH Vehicles: | 2.00 | 2.00 | 2.00 |
| Housing | | | |
| Median Home Value: | \$280,599 | \$260,329 | \$258,667 |
| Median Year Built: | 1985 | 1983 | 1977 |

LOCATION



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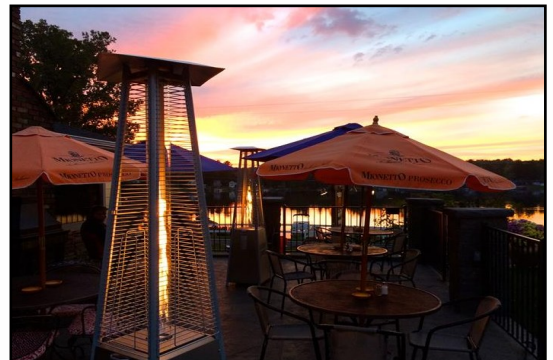
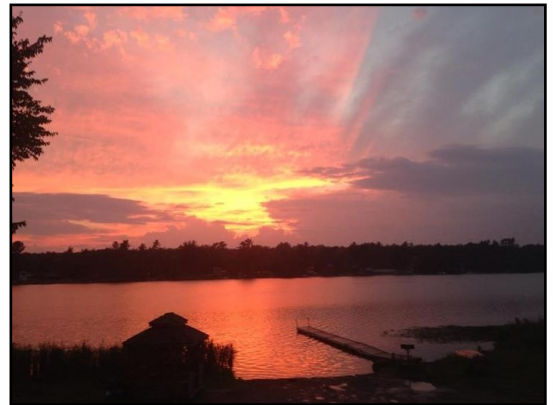
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VILLAGO
Pizzeria & Ristorante



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