

**FOR
SALE**

149 BALLSTON AVE

BALLSTON SPA, NY 12020

NURSING FACILITY RE-DEVELOPMENT OPPORTUNITY



**153,507 SF BUILDING +/-15.83 ACRES LOCATED IN THE
VILLAGE OF BALLSTON SPA**

91 SEMI-PRIVATE & 75 PRIVATE ROOMS ALL WITH BATHROOMS
MULIPLE LARGE MEETING ROOMS, THERAPY ROOMS AND OFFICES
257 BEDS, MUTIPLE KITCHENS AND OUTDOOR AREAS
EXTENSIVE AREA FOR FUTURE RESIDENTIAL DEVELOPMENT
MUNICIPLE WATER AND SEWER AT THE STREET
SIX (6) MINUTES TO DOWNTOWN SARATOGA SPRINGS
FIVE (5) MINUTES TO I-87 (THE NORTHWAY)
LOCATED NEAR MANY SHOPS, ENTERTAINMENT VENUES AND EATERIES
300 PRIVATE PARKING SPACES
ZONING R-1

***FOR SALE @
\$5,990,000
\$39.03 PER SF***

**FOR MORE
INFORMATION
PLEASE
CONTACT**

THOMAS A. MILLER
Associate Real Estate Broker
(518) 495-1000 mobile
Tommy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

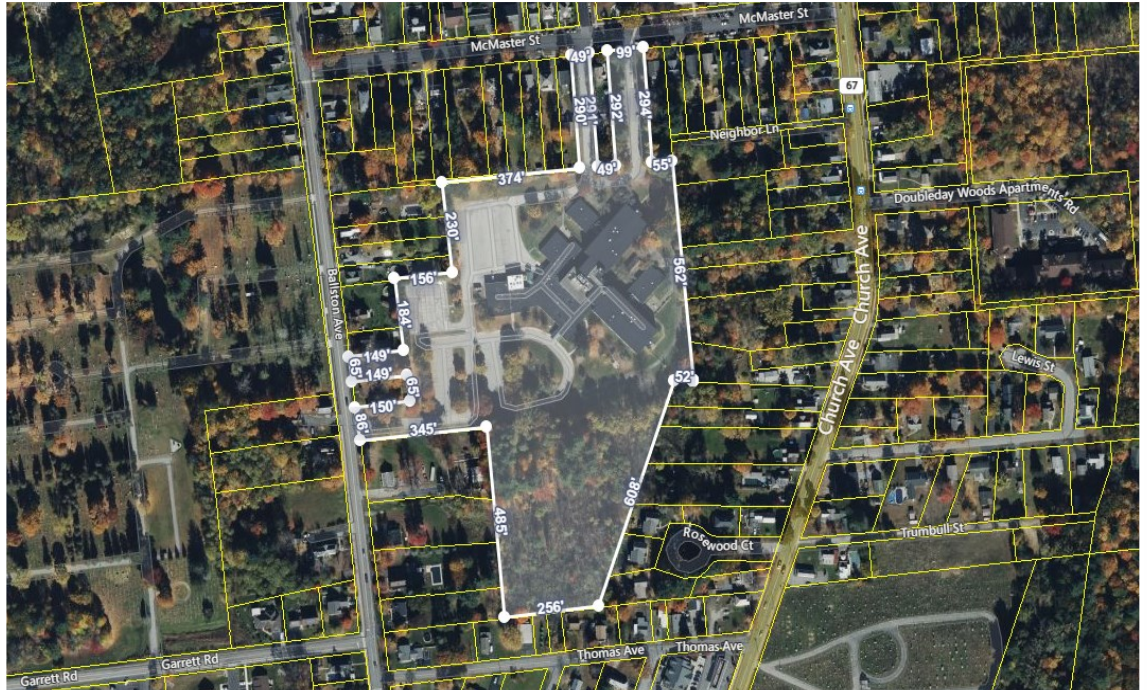
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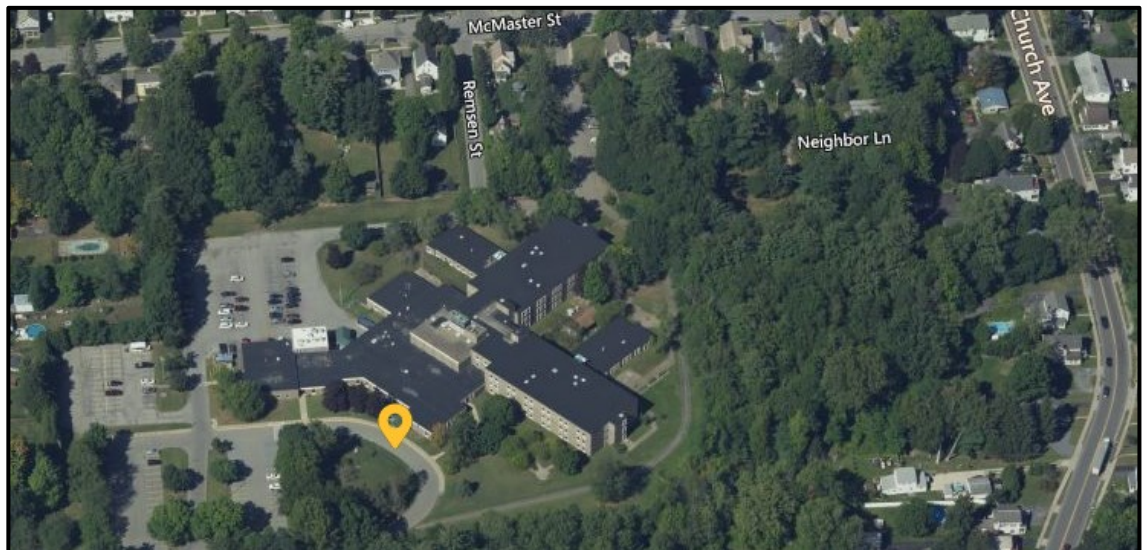
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PARCEL
MAP



AERIAL
VIEW



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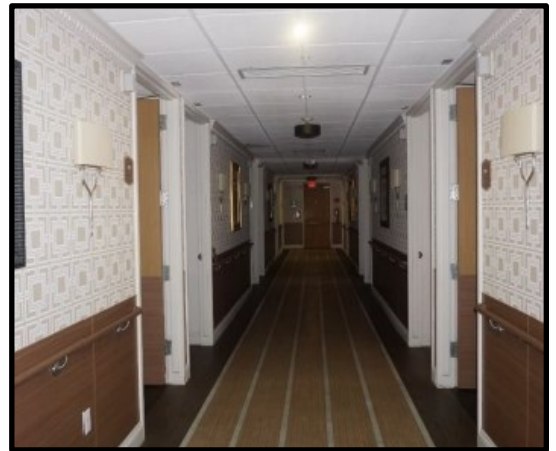
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INTERIOR



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TAX MAP



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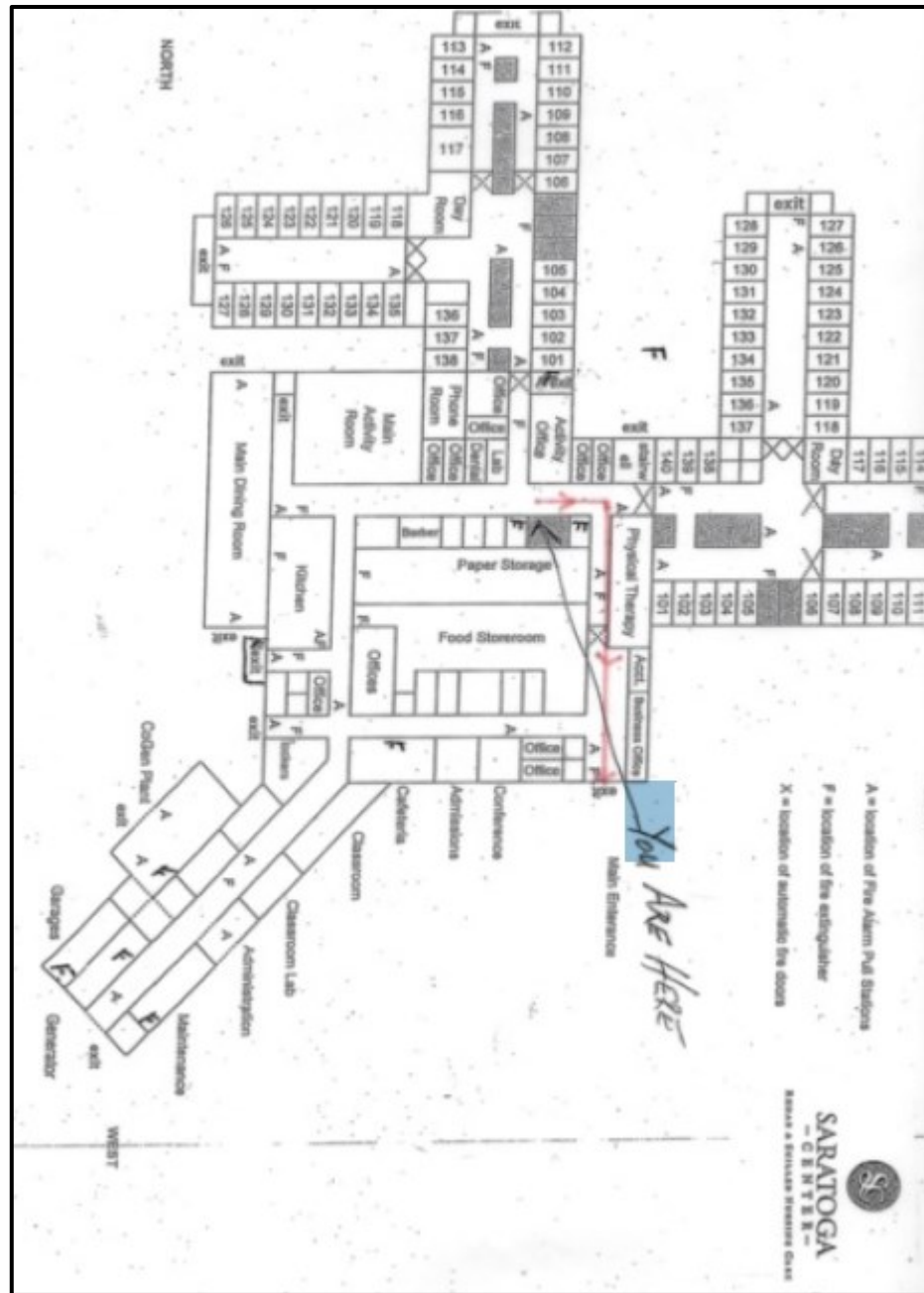
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149 BALLSTON AVE

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FLOOR PLAN
FIRST FLOOR



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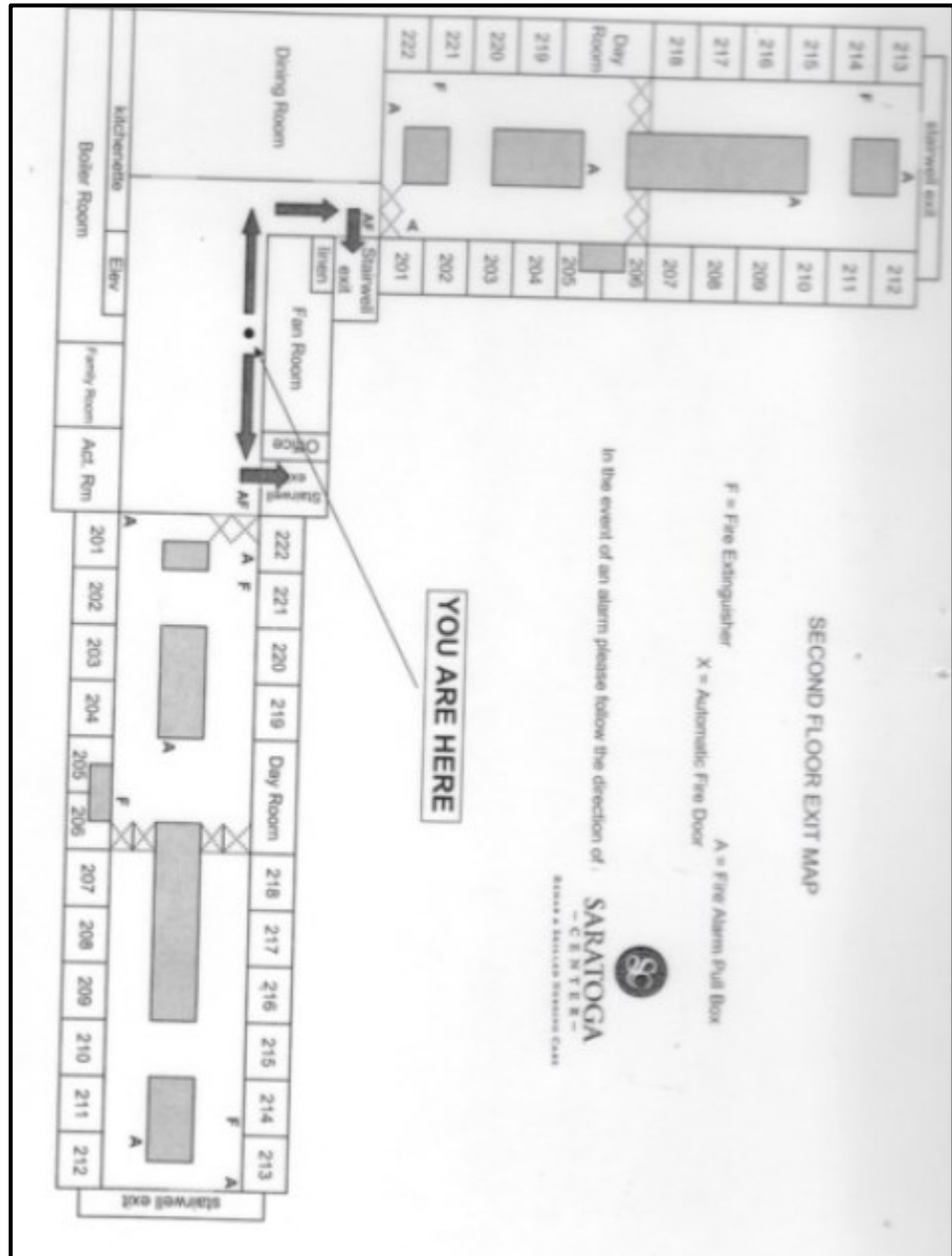
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149 BALLSTON AVE

BALLSTON SPA, NY 12020

FLOOR PLAN
SECOND FLOOR



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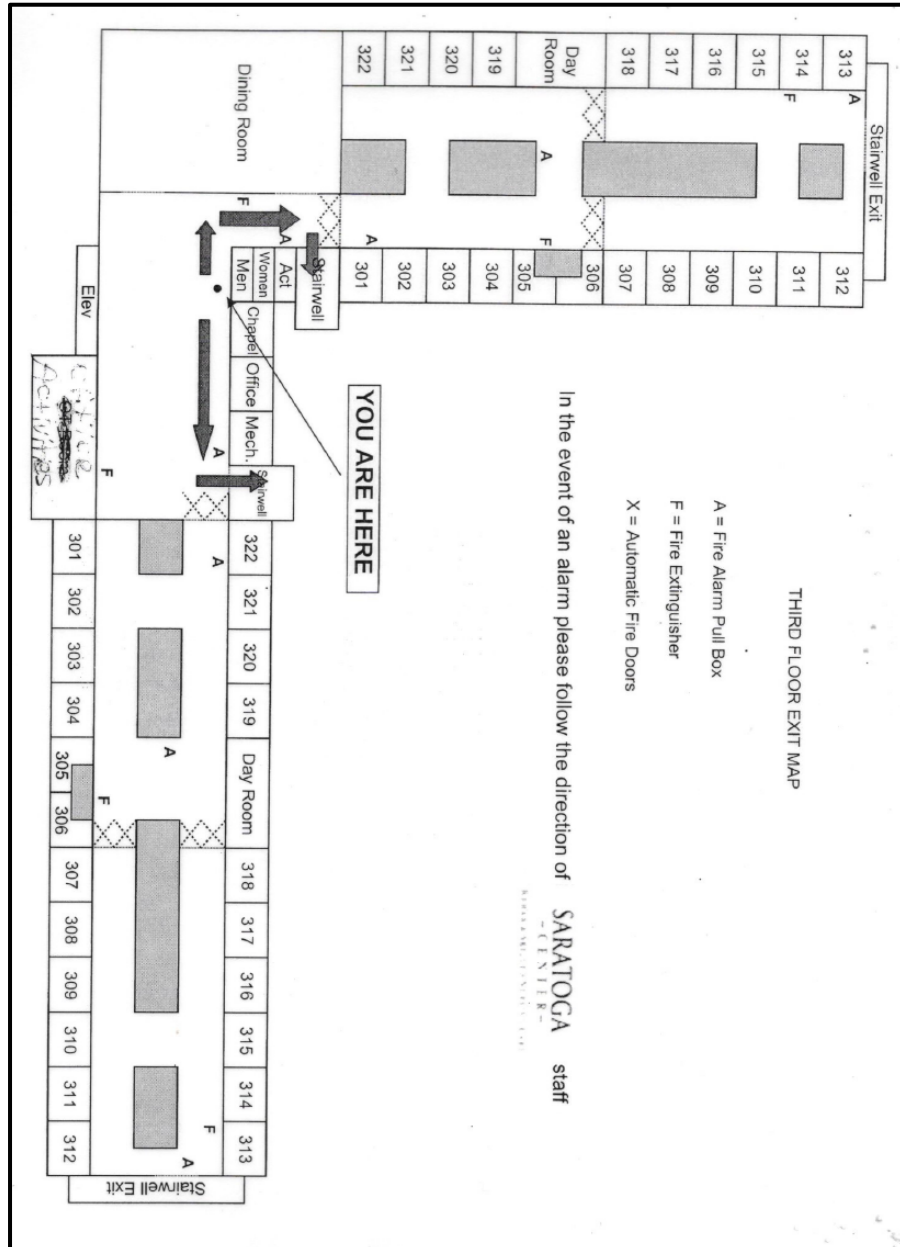
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149 BALLSTON AVE

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FLOOR PLAN THIRD FLOOR



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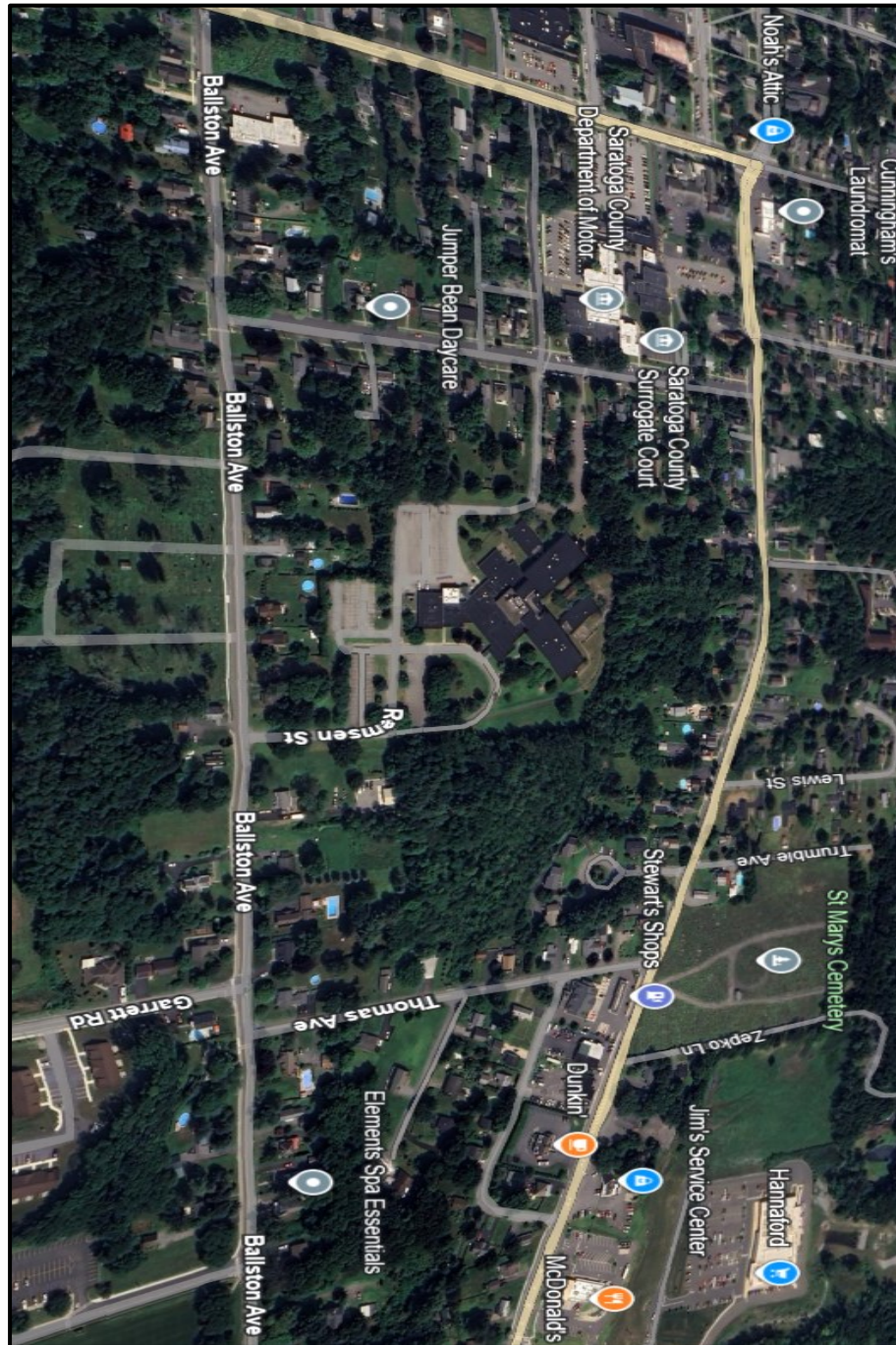
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SURROUNDING
BUSINESSES



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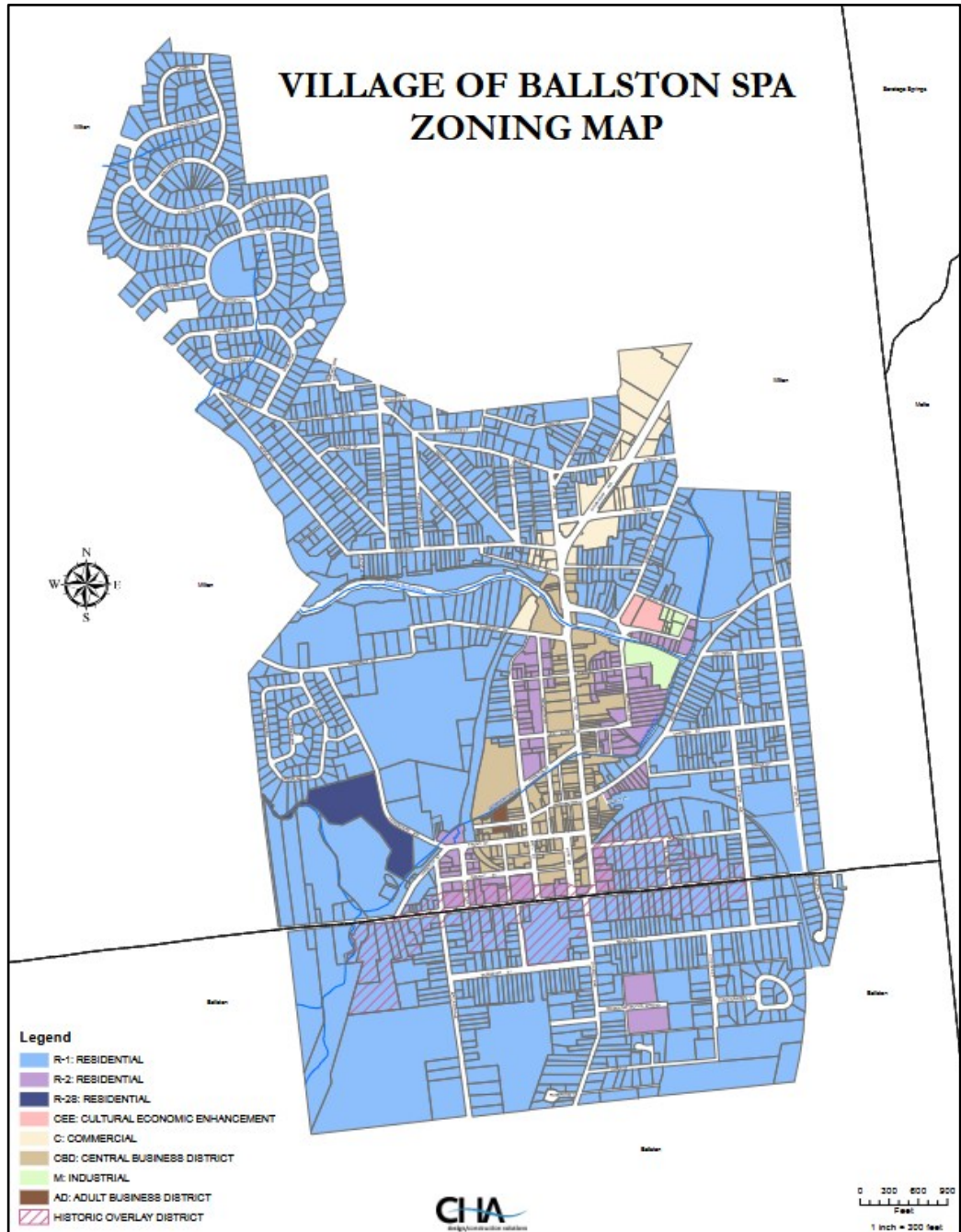
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ZONING



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DEMOGRAPHICS

Population

| | 2 miles | 5 miles | 10 miles |
|-----------------------------|---------|---------|----------|
| 2020 Population | 11,259 | 43,864 | 131,918 |
| 2024 Population | 12,265 | 46,879 | 137,971 |
| 2029 Population Projection | 12,864 | 49,009 | 143,868 |
| Annual Growth 2020-2024 | 2.2% | 1.7% | 1.1% |
| Annual Growth 2024-2029 | 1.0% | 0.9% | 0.9% |
| Median Age | 41.9 | 42.8 | 44.6 |
| Bachelor's Degree or Higher | 37% | 41% | 45% |
| U.S. Armed Forces | 61 | 306 | 704 |

Households

| | 2 miles | 5 miles | 10 miles |
|--|----------|----------|----------|
| 2020 Households | 4,795 | 18,749 | 55,822 |
| 2024 Households | 5,273 | 19,995 | 58,464 |
| 2029 Household Projection | 5,540 | 20,901 | 60,993 |
| Annual Growth 2020-2024 | 2.9% | 2.0% | 1.3% |
| Annual Growth 2024-2029 | 1.0% | 0.9% | 0.9% |
| Owner Occupied Households | 3,191 | 14,373 | 43,233 |
| Renter Occupied Households | 2,350 | 6,527 | 17,760 |
| Avg Household Size | 2.2 | 2.3 | 2.3 |
| Avg Household Vehicles | 2 | 2 | 2 |
| Total Specified Consumer Spending (\$) | \$170.3M | \$708.4M | \$2.1B |

Income

| | 2 miles | 5 miles | 10 miles |
|-------------------------|----------|-----------|-----------|
| Avg Household Income | \$98,141 | \$111,993 | \$116,894 |
| Median Household Income | \$79,987 | \$94,103 | \$95,491 |

Housing

| | 2 miles | 5 miles | 10 miles |
|-------------------|-----------|-----------|-----------|
| Median Home Value | \$265,171 | \$285,710 | \$320,930 |
| Median Year Built | 1978 | 1989 | 1984 |

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