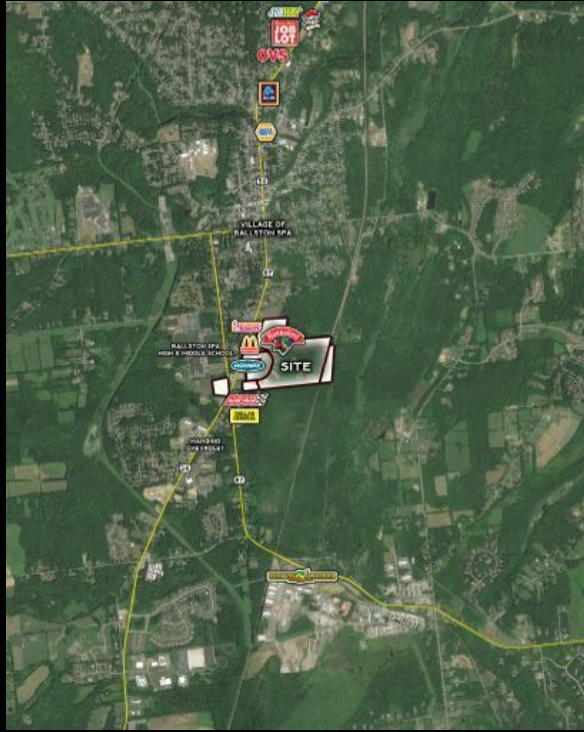


**For Sale - 260 Ballston Avenue - \$1,750,000**  
**260 Ballston Ave, Ballston Spa, New York 12020**



**Listing Contact - 1**



**Kevin Parisi**

18 Computer Dr E, Suite 201, Albany,  
New York 12205  
Work: 518-458-7203  
Mobile: 518-461-4234  
**Trinity Realty Group**



**Listing Contact - 2**



**Dan Greagan**

*Company  
Logo*

## Description

» Property features planned unit development zoning for many commercial uses, contact broker for more information » Pylon signage available on the corner of Church Avenue and Via Rossi Way » Located near the intersection of Church Avenue (14,819 AADT) and Ballston Avenue (16,596 AADT) » Close proximity to Exit 12 and 13 of I-87

### Basic Information

Sale Price:	\$1,750,000
Price/SF:	\$10.80
Property Type:	Land
Available Space:	162043.2 SF
Lot Size:	3.72 Acres
REB Listing ID:	COM947

### Details

#### Listing Details

Lot Size:	3.72 Acres
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\*No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.