



**61 Rowland St**  
**Ballston Spa, NY 12020**  
**\$1,595,000**  
Bedrooms:  
Bathrooms: Half 0  
Square Feet: 0

### Listing Agent

Gerard Wise  
gwise@roohanrealty.com  
O: (518) 587-4500 x147  
C: (518) 265-2420

This is an excellent set up for the medical or professional business owner seeking to own and occupy its office while generating additional income from approximately 12,000sf of leased space. The 4,300sf available owners suite was constructed separately and has its own private entrance off one of the two large parking lots on the property that can accommodate 100 vehicles. Overall, the site is 6+ acres and offers further development potential if so desired. Recent capital improvements under docs.

### Features

**Year Built:** 1975

**Taxes:** \$21,093

**Sewer:** Public

**Acres:** 6.46

**Water:** Public

**MLS#:** 202121757



**More photos & virtual tours at [www.roohanrealty.com](http://www.roohanrealty.com)**