

**Commercial Sale**  
**MLS# 202501020**  
**503 Schaubert Rd Road**  
**Ballston Lake, NY 12019**  
**County: Saratoga**  
**City Region: Ballston Lake**

**Building Area**  
**Total: 9,155**

**Year Built: 1940**  
**Stories: 1**

**\$4,900,000**

**Property Sub**  
**Type:**  
**Business**

**Active**  
**DOM: 19**



**Parcel Number:** 257.16-1-25  
**Lot Size Dimensions:** 700'  
**Lot Size Acres:** 21.48  
**Frontage Length:** 700'  
**Business Name:** Lake Auto Parts, INC

**Public Remarks:** Owner looking to retire. This well established Salvage yard of over 70 yrs includes 7 parcels totaling 21.48 acres w/3 single family rentals. Turn key business w/5- NYS Licenses & 2 Town Licenses. Multiple buildings w/approx 9100 sqft of storage area(inventory), workshops & office/retail area. 1000's of automotive parts, and cars which rotates monthly. Some of the heavy equipment can be seen in the photos but way to much to list online. Taxes shown are for all 7 parcels. Serious & qualified buyers can call for more details.

**Directions:** on the corner of Schaubert Rd & Rt 146A. Easy access from Rt 50 in Burnt Hills or exit 11 of I87

General Property Information	SqFt/Construction Information	Business/Tax Information																				
<b>Current Use:</b> Business <b>Possible Use:</b> Automotive Sales; Business; Garage <b>Parking Y/N:</b> Yes <b>Parking Total:</b> 50 <b>Parking Features:</b> Parking Total: 50; Parking Lot; Unpaved; Off Street; Private	<table border="1"> <thead> <tr> <th></th> <th>Total SqFt</th> <th>Avail SqFt</th> <th>Ceilings</th> </tr> </thead> <tbody> <tr> <td><b>Building:</b></td> <td>9,155</td> <td>9,155</td> <td>14</td> </tr> <tr> <td><b>Office:</b></td> <td></td> <td>200</td> <td></td> </tr> <tr> <td><b>Warehouse:</b></td> <td></td> <td>9,000</td> <td></td> </tr> <tr> <td><b>Retail:</b></td> <td></td> <td>200</td> <td></td> </tr> </tbody> </table> <b>Construction Materials:</b> Block <b>Roof:</b> Flat; Rubber; Shingle <b>Sewer:</b> Public Sewer; Septic Tank <b>Water Source:</b> Public; Well <b>Electric:</b> 200 Amp Service; 220 Volts <b>Heating:</b> Forced Air; Natural Gas <b>Cooling:</b> Central Air		Total SqFt	Avail SqFt	Ceilings	<b>Building:</b>	9,155	9,155	14	<b>Office:</b>		200		<b>Warehouse:</b>		9,000		<b>Retail:</b>		200		<b>Business Name:</b> Lake Auto Parts, INC <b>Business Type:</b> Auto Parts <b>Ownership Type:</b> Corporation <b>General Taxes:</b> 6,082 <b>General Taxes Description:</b> Estimated <b>School Taxes:</b> 23,042 <b>School Taxes Description:</b> Estimated <b>Total Taxes Description:</b> Estimated <b>Tax Annual Amount:</b> \$29,124
	Total SqFt	Avail SqFt	Ceilings																			
<b>Building:</b>	9,155	9,155	14																			
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<b>Retail:</b>		200																				

Listing Provided as a Courtesy of:















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