

Freestanding Retail Building | For Sale

119 Lake Hill Road, Burnt Hills NY 12027

CBRE Upstate NY

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Ice Cream Business + Real Estate

Offered for sale is a ±500 sf freestanding retail building on a ±0.20 acre site located in Ballston, NY (Burnt Hills Mailing address). Property is currently operating as Mama's Ice Cream.

Tax ID	25710-1-55
2025 Assessment	\$129,700
Equalization Rate	63.49%
2025 General Tax	\$750.99
2025/2026 School Tax	\$3,081.04
Combined Tax	\$3,832.03
Zoning	Burnt Hills Commercial
Utilities	Municipal water and septic

For Sale at: \$475,000

Contact Us

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Licensed Associate Real Estate Broker

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[Click HERE to View Property](#)



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119 Lake Hill Road
Burnt Hills | New York 12027

For Sale

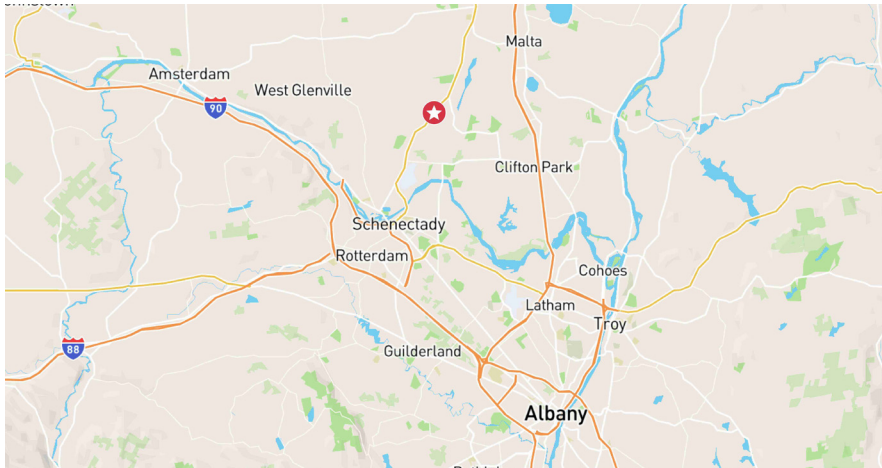
Retail Property

Property Details

- + ±500 sf freestanding retail building, all FF&E included.
- + Located at signalized intersection
- + Income producing, turn-key establishment, that operates seasonally May through Labor Day. Contact broker for business financials
- + ±18 parking spaces
- + AADT Traffic Counts-
At Saratoga Road: 12,386
At Lake Hill Road: 7,809

Directions

- + Located: [At the intersection of Lake Hill Road and Saratoga Road \(Route 50\).](#)



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