Golf World • 2 No. Milton Rd.

Saratoga Springs, NY

24 Acres • 557' Road Frontage • Zoned R2

Survey on Reverse side

Parcel Number: 414289 164.-1-38.111
MLS # 202410062

Be the second owner of the thriving, locally renowned Golf World Driving Range in Saratoga Springs just 4 miles from Broadway off Route 29 with Additional Acreage & Potential!

The proud owners are offering their successful, established business and property completely turn-key after more than two decades of operation. Hundreds of regulars visit monthly, many weekly and some daily! All appreciate it's impeccable condition and easy access.

With 21 bays, a clubhouse with restroom, and an automated ball dispenser, business is hopping dawn til dusk 3 seasons of the year with minimal client interaction. All maintenance equipment is included from the obviously crucial picker, mower, and ball washers to the less obvious but equally imperative tools.

Meticulously maintained since its inception, there is still much potential for expansion here. With 24 total acres there is a large undeveloped wooded area in the rear of the property. Located just off Route 29, DOT reports 10,100+ vehicles pass per day offering unmatched visibilty.

Potential Revenue Builders:
- Additional Bays, Possibly Two Story
- Add Roof, Lighting/Heaters for Longer Hours
- Miniature Golf Course (plans developed, can be transferred with sale)
- Frisbee Golf Course
- Pro Shop
- Par 3/4 Training Site
- Indoor Golf Training/Simulators
- Ice Cream/Cafe/Snack Bar
- Batting Cages/Putting Green
- Different Industry: Storage Units/Subdivision of Land for New Construction
- Solar Farm

Note: All of these Ideas are Speculative by Owners and Would Require Town Review/Approval.

Contact us today for more information. Proof of funds/qualifications and a signed confidentiality agreement are required to review financials.

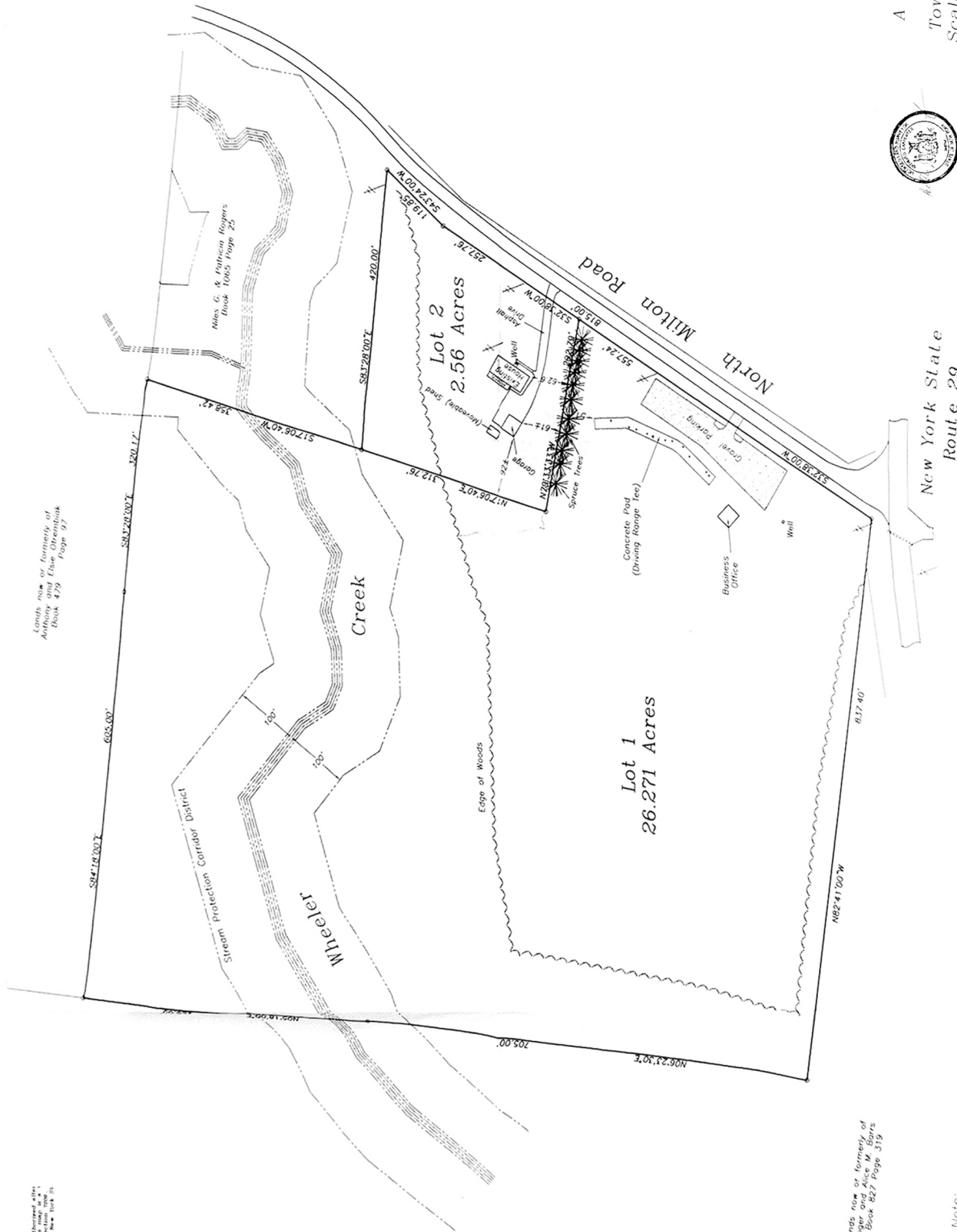Seller is willing to stay on for first season if desired.

cartier
REAL ESTATE GROUP
COMMERCIAL

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A Minor Subdivision of Lands of
Terry Minsch
Town of Milton, Saratoga Co., N.Y.
Scale: 1"=100'   23 September 2003

Surveyed by
Carpenter Associates P.C. – Galway, N.Y.   (518) 882-9774

North per Map Reference

Lot 2
2.56 Acres

Lot 1
26.271 Acres

North Milton Road

New York State
Route 29

Wheeler Creek

Stream Protection Corridor District

Edge of Woods

Lands now or formerly of
Niles G. & Patricia Rogers
Book 1065 Page 25

Lands now or formerly of
Anthony and Elaine Oltenbruns
Book 479 Page 97

Lands now or formerly of
Roger and Alice M. Barrs
Book 827 Page 319

Well

Existing House

Garage

Asphalt Drive

Spruce Trees

Concrete Pad
(Driving Range Tee)

Gravel Parking

Business Office

Well

Unauthorized alters
to this map is a
sub section 7209
of the New York State

Note:
The two new parcels created by this subdivision have been
granted a one-time single-lot exemption. Any further
subdivision must meet the complete lot area and dimensional
requirements of the current Town of Milton Zoning Code.

Revised 18 November 2003   Note added regarding One-Time Exemption