

Business Spotlight

WAM Commercial Associates, LLC

Jim Dalpe, President of WAM Commercial Associates is justifiably proud of the massive renovations that have been undertaken at his company's 1842 post and beam building on the former 'Ballston Knitting Mill' property. This two-story, 15,000 square foot building was originally known as the 'Island Bag Mill' and was one of the region's largest producers of paper bags. It is located at the end of Ford Street and behind the WAM complex located at 50 Mechanic Street.

The renovations included: 380' of sill plate replaced, 320 stud posts replaced, major joinery work on 10 new timbers, 10 new timbers replaced, 16 bents (major structural supports) repaired, 56 steel gussets replaced and 13 wall girts replaced. "We will finish with replacing the entire second floor with 3" maple flooring, adding 12,000 square feet of rough-sawn shiplap siding and adding a new metal roof," reports Dalpe.

Rustic Structures, LLC of Washington County has been working on the site since this past February and the project should be completed at the end of the summer. The building is available for lease. There are many uses for this property and WAM Associates would like to discuss leasing opportunities with anyone.

The company has also been renovating the original mill complex on Ralph Street/Kent Street. This 1911 structure was in deplorable condition. "We have invested an enormous amount of time and money to make it functional and attractive to potential tenants," says Dalpe. "We have sided the building, replaced the 40 year old roof with a new rubber roof, completely overhauled the electric system and made massive structural changes."

For WAM Leasing information, please contact ACO Property Advisors in Saratoga @ 584-9578 or Jim Dalpe at 791-0545.



"Island Bag Mill" Before and After



Ralph and Kent Street Complex, Before and After