



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Krutz Properties, LLC

**MLS# - 202025671 - Price: \$89,990**

58 N Division Street, St Johnsville, NY

**Description:** This listing includes TWO houses and a garage! 58 North Division is a well built home with a great deal of potential and lots of storage space. Years ago it was a two family home and could easily be converted back for investment property. This listing also include the house next door, 56 North Division, currently being used as rental income property. This cute, 2 bedroom, 1 bath could easily offset your mortgage payment! It also includes two off street parking spaces. Both homes have small, very private backyards to upkeep! The third parcel included in the listing is a 24 by 30 garage located across the street from the two homes. It has a large driveway that can easily fit 4 vehicles.



**Town:** St Johnsville Village

**Bathrooms:** 1 Full

**Water:** Public

**Garage:** 2

**Exterior:** Shingle Siding

**Interior Features:** Eat-in Kitchen

**Property Type:** Residential

**School District:** Oppenheim-Ephratah-St. Johnsv

**Sewer:** Public Sewer

**Property Style:** 2 Story, Old Style

**County:** Montgomery

**Bedrooms:** 4

**Estimated Taxes:** \$4,144

**Heat:** Baseboard, Hot Water, Oil

**Basement:** Full, Interior Entry, Unfinished, Other

**Parking Spaces:** 6



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