



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: eXp Realty, LLC

MLS# - 202223103 - Price: \$109,999

10 Wayne Avenue, Ticonderoga, NY

Description: Your search ends here! This maintained 2-family property presents a lucrative investment opportunity, poised to generate consistent cash flow. Recently updated w/ new floors, fresh paint, upgraded countertops, appliances, and more. With propane heat on the first floor and electric heating on the second, this property offers flexibility and efficiency. Benefit from reliable, long-term tenants already in place, eager to continue their occupancy. Enjoy the convenience of a large storage room at the rear of the house, along with a garage providing added storage and versatility. First unit is rented at \$800/month. Second Unit is rented at \$750/month.

Acres: 0.3

Bedrooms: 4

Estimated Taxes: \$3,336

Heat: Baseboard, Oil

Basement: Partial

County: Essex

Town: Ticonderoga

Bathrooms: 2 Full

Water: Public

Garage: 1

Exterior: Aluminum Siding

Parking Spaces: 3

Property Type: Multi-Family

School District: Ticonderoga

Sewer: Public Sewer

Property Style: Duplex

Exterior Features: None



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