



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

[www.davies-davies.com](http://www.davies-davies.com)



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Listing courtesy of: eXp Realty, LLC

**MLS# - 202231615 - Price: \$119,999**

109 Academy Street, Malone, NY

**Description:** Look no further! This recently renovated oversized three-family home is an investor's dream. Currently fully occupied, it features two one-bedroom apartments on the first floor renting at \$650/monthly each, and a two-bedroom apartment on the second floor renting at \$850/monthly. The property boasts a newer roof, vinyl windows, updated kitchens and baths, 200 amp service, a wrap-around porch, shared laundry, detached garage, and ample parking. Conveniently located steps from Main Street, it offers easy access to restaurants, shopping, and a public park. With potential to add two more units--one in the unfinished attic and another in the detached garage--this property presents endless opportunities for income generation.



**Acres:** 0.27

**Bedrooms:** 4

**Estimated Taxes:** \$4,870

**Heat:** Electric

**Basement:** Full, Unfinished

**County:** Franklin

**Town:** Malone

**Bathrooms:** 3 Full

**Water:** Public

**Garage:** 1

**Exterior:** Wood Siding

**Parking Spaces:** 4

**Property Type:** Multi-Family

**School District:** Malone

**Sewer:** Public Sewer

**Property Style:** Triplex

**Exterior Features:** None



**Daniel Davies**  
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