



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Howard Hanna

## **MLS# - 202311301 - Price: \$105,000**

75 1st Avenue, Gloversville, NY

**Description:** Attention investors! Fantastic 2-Family home to add your portfolio. Long-term tenants. Large backyard. Detached 2 car garage with extra storage space above. Basement set up for additional unit that would need to be re-zoned at the city level. Upstairs unit has 3 bedrooms with large eat-in kitchen, and spacious living room. 1st floor unit has 2 bedrooms. Both units have enclosed porches. Terrific opportunity for Investor OR owner occupied.



**Acres:** 0.18

**Bedrooms:** 5

**Estimated Taxes:** \$4,085

**Heat:** Radiant, Natural Gas

**Basement:** Apartment, Full,  
Heated, Walk-Out Access

**County:** Fulton

**Town:** Gloversville

**Bathrooms:** 3 Full

**Water:** Public

**Garage:** 2

**Exterior:** Clapboard

**Cooling:** None

**Property Type:** Multi-Family

**School District:** Gloversville

**Sewer:** Public Sewer

**Property Style:** 2 Story

**Exterior Features:** None

**Parking Spaces:** 6



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