



Your Lake George Real Estate Experts!

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Listing courtesy of: Keller Williams Capital Dist

MLS# - 202319064 - Price: \$600,000

774 Nys Route 9p , Saratoga Springs, NY

Description: Hello, Saratoga Lake! This 3-family home on Saratoga Lake is the definition of a grand & rare waterfront opportunity. Set on .55 acres on 9P.. For investors: Three rental units currently net \$4,125. Cash-positive! Separate meters, public sewer, parking for 11. Buyers looking for a lakefront dream setting, lots of different uses: Airbnb, summer rentals @ higher rates. ALSO! This property can be combined w/ 2 Bel Air Dr. in the rear, a separate .69-acre parcel that holds a 2-bed/1-bath modular home now. Total deal wd be \$1,094,000 for 1.24 acres of prime lakefront with west-facing sunset views. Bring your boats & imagination. Close to everything: Restaurants, downtown Saratoga, Saratoga Race Track & Saratoga State Park.

Acres: 0.55
Bedrooms: 5
Estimated Taxes: \$7,959
Sewer: Public Sewer

Exterior: Vinyl Siding
Cooling: None

Interior Features: Paddle Fan,
High Speed Internet

Town: Stillwater
Bathrooms: 3 Full
Lake/River: Saratoga Lake
Heat: Electric, Forced Air, Hot
Water, Propane, Propane Tank
Leased, Radiant Floor
Exterior Features: None
Parking Spaces: 11

Property Type: Multi-Family
School District: Stillwater
Water: Drilled Well
Basement: Apartment, Exterior
Entry, Finished, Full, Heated, Walk-
Out Access
County: Saratoga
Zoning: Multi Residence



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