



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



©2023 Global MLS

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



Daniel Davies
NYS Licensed Real Estate
Broker GRI, ABR,
RSPS, SRS, C2EX
(518) 656-9068
dan@daviesrealty.net

