



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Krutz Properties, LLC

**MLS# - 202322138 - Price: \$149,900**

8 E Main Street, St Johnsville, NY

**Description:** Great Investment Opportunity! Three unit building, located on a great block, in the village of St. Johnsville. Unit 1 is a retail/store front. Most recently used as a beauty shop. Two sinks, wall mirrors, and work stations. Unit 2 is a one bedroom apartment on the first floor in the rear of the building. Unit 3 is a two (possibly 3) bedroom apartment on the second floor. With a large kitchen and livingroom. As well as a large enclosed porch. Both apartments are currently rented; the store front is currently vacant. This would be a GREAT opportunity for a new business owner who can benefit from a prime location the additional apartment rental income. This property is adjacent to a large village owned parking lot, providing an ample amount of parking.



**Acres:** 25100

**Bedrooms:** 3

**Estimated Taxes:** \$2,002

**Heat:** Baseboard, Oil

**Exterior Features:** None

**Town:** St Johnsville Village

**Bathrooms:** 2 Full

**Water:** Public

**Basement:** Full, Unfinished, Walk-Out Access

**County:** Montgomery

**Property Type:** Multi-Family

**School**

**District:** Oppenheim-Ephratah-St. Johnsv

**Sewer:** Public Sewer

**Exterior:** Brick

**Cooling:** Wall Unit(s)



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