



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Howard Hanna

MLS# - 202322429 - Price: \$549,900

551 Lake Avenue, Lake Luzerne, NY

Description: Investors take notice! 15 unit rental property with strong financials and value add potential. Located across from KOA campground, Bon's Ice cream & mini golf. Close to Hadley Luzerne CSD. Five buildings on 3 acres of level landscaped ground. Units consist of (4) 1Br apartments, (4) Studio apartments, (4) "double" motel rooms & (3) "single" motel rooms. All tenants are long term on month to month leases. Mechanicals recently replaced or maintained. Septics are newer. Roofs all new except garage building. Contact LA regarding rent roll & financial details.

Acres: 3

School District: Hadley Luzerne

Sewer: Septic Tank

Basement: Crawl Space, Exterior Entry, Full, Slab

Cooling: Window Unit(s)

Interior Features: Other

Town: Lake Luzerne

Estimated Taxes: \$6,497

Heat: Forced Air, Hot Water, Propane Tank Leased

Exterior: Frame

Parking Spaces: 18

Property Type: Commercial

Water: Public

Property Style: Multiple Dwelling Unit, Housekeeping Cottages

County: Warren

Zoning: Commercial



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