



*Your Lake George Real Estate Experts!*

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Listing courtesy of: The Greene Realty Group

**MLS# - 202324096 - Price: \$99,000**

2776 Main Street, Crown Point, NY

**Description:** 2776 Main St, Crown Point, NY 12928 is a triplex property with three units consisting of two 1-bedroom, 1- bathroom units and one 3-bedroom, 2-bathroom unit. The flooring in the units is primarily carpet, with some linoleum and hardwood flooring. The kitchens are in decent shape, and most appliances are owned by the seller, with the possibility that the 3-bedroom unit may have its own stove. The roof is relatively new on most of the building, though there are some older roofing sections that could use replacement, but there are currently no leaks. There is no air conditioning, with the 3-bedroom unit relying on oil hot water heat, while the 1-bedroom units use electric baseboards. The property has good electrical and plumbing systems and is connected to city sewer and water services.

**Acres:** 0.2

**Bedrooms:** 5

**Estimated Taxes:** \$2,550

**Heat:** Baseboard, Oil

**Basement:** Crawl Space

**County:** Essex

**Zoning:** Multi Residence

**Town:** Crown Point

**Bathrooms:** 3 Full

**Water:** Public

**Garage:** 1

**Exterior:** Aluminum Siding, Vinyl Siding

**Cooling:** None

**Property Type:** Multi-Family

**School District:** Crown Point

**Sewer:** Public Sewer

**Property Style:** 2 Story

**Exterior Features:** None

**Parking Spaces:** 1



**Daniel Davies**  
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