



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Howard Hanna Capital Inc.

MLS# - 202326530 - Price: \$899,900

5-9 Washburn Avenue, Glens Falls, NY

Description: Unique opportunity to purchase 3 Duplex properties with close proximity to Downtown Glens Falls. 5, 7 and 9 Washburn Ave are being offered together for this first-time listing. All 3 Duplexes have the same interior layout w Separate Utilities for all 6 Apartments. Each Apt is approx 900sqft w 2 Bedrooms, 1 Full and 1 Half Bath. Washer/Dryer Hookup on second floor of each Apt. Separate mechanicals including Central AC, Gas Furnace, Hot Water Heater, Electric and Gas meters. All Apartments are Rented and Occupied. Tenant pays Natural Gas/Electric, Cable and Internet. Landlord pays Public Water/Sewer, Trash Removal, and Lawn Maintenance. Appliances include Electric Range, Refrigerator, Microwave and Dishwasher in each Apt. Showings are available to Qualified Buyers by Appointment Only.

Acres: 0.57

Bedrooms: 4

Estimated Taxes: \$16,397

Heat: Forced Air, Natural Gas

Exterior: Drywall, Vinyl Siding

Cooling: Central Air

Interior Features: Solid Surface
Counters, Paddle Fan

Town: Glens Falls

Bathrooms: 6 Full

Water: Public

Property Style: Duplex

Exterior Features: None

Parking Spaces: 18

Property Type: Multi-Family

School District: Glens Falls

Sewer: Public Sewer

Basement: Slab, None

County: Warren

Zoning: Multi Residence



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