



*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](http://www.davies-davies.com)



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Listing courtesy of: Howard Hanna

**MLS# - 202328623 - Price: \$499,900**

492 Glen Street, Glens Falls, NY

**Description:** This duplex has had quite the mechanical makeover in the last 4 years. New heating system, plumbing and electrical. Central air was added along with converting the two fireplaces to gas. New sewer line to road, new paved driveways and even some chimney work too. These extensive renovations were necessary to bring this city charmer back to life. Third floor attic has so many possibilities with its own entrance. Great rental history with \$2,400 per floor with 1,982 sq/ft on each. Enough to pay the mortgage! Walking distance to park, library, restaurants and shops. Beautiful, just beautiful.



**Acres:** 0.26

**Bedrooms:** 8

**Estimated Taxes:** \$8,268

**Heat:** Forced Air, Natural Gas

**Exterior:** Aluminum Siding,  
Clapboard

**Cooling:** Central Air

**Town:** Glens Falls

**Bathrooms:** 3 Full

**Water:** Public

**Property  
Style:** Duplex-Over/Under

**Exterior Features:** None

**Parking Spaces:** 8

**Property Type:** Multi-Family

**School District:** Glens Falls

**Sewer:** Public Sewer

**Basement:** Exterior Entry,  
Heated, Interior Entry, Unfinished,  
Walk-Out Access

**County:** Warren

**Zoning:** Mixed



**Daniel Davies**  
NYS Licensed Real Estate  
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