



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Howard Hanna

MLS# - 202329925 - Price: \$458,800

31 Euclid Avenue, Delmar, NY

Description: Rarely seen, side by side two family home with 8 bedrooms and four bathrooms located in the heart of Delmar. New roof, hardwood floor. enclosed porch, private deck, circle driveway with parking for each unit, detached garage, full basement & separate utilities. convenient to banks stores and buses. Bethlehem school district. unit 1 is vacant. unit 2 is tenants occupancy. Buyer can view unit 2 after 3:00 pm on this weekend.. CAP rate 9%. Cash on cash return is 10%.

Acres: 0.36
Bedrooms: 8
Estimated Taxes: \$9,213
Heat: Radiant, Natural Gas

Basement: Full
County: Albany
Zoning: Mixed

Town: Bethlehem
Bathrooms: 2 Full
Water: Public
Garage: 2
Exterior: Vinyl Siding
Cooling: Window Unit(s)
Interior Features: High Speed Internet

Property Type: Multi-Family
School District: Bethlehem
Sewer: Public Sewer
Property Style: Duplex, Duplex-Side by Side
Exterior Features: Garden
Parking Spaces: 6



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