



*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



**Daniel Davies**  
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