



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



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Listing courtesy of: Berkshire Hathaway HomeServices Blake,
REALTORS

MLS# - 202411379 - Price: \$474,999

14 Chatham Street, Nassau, NY

Description: Amazing investment opportunity! Most of the units have been rehabbed. 7 out of 8 rented. One unit needs complete rehab (as is). FOUR, two unit apartment buildings, garage and shed. One acre parcel. Septic inspection done 4/2022 and all good! All tenants pay their own electric heat but for the 1st floor in the main house which is oil/forced hot air. Plenty of parking here on this sprawling lot. Don't miss out on this opportunity! Award winning East Greenbush schools. This package is part of an even bigger list of apartments in Albany and Troy, call your agent to get the list! 12% CAP RATE. RENTS ARE: \$1100, \$1550, \$850, \$850, \$700, \$1050, \$800 = \$6950 per month.

Acres: 1

Property Type: Multi-Family

School District: East Greenbush

Sewer: Septic Tank

Property Style: Apartment 4 Plus Unit

Exterior Features: None

Parking Spaces: 25

Below Ground Square Feet: 2000

Bedrooms: 14

Estimated Taxes: \$9,224

Heat: Baseboard, Electric, Forced Air

Basement: Full, Unfinished

County: Rensselaer

Interior Features: Vaulted Ceiling(s), Built-in Features

Town: Nassau

Bathrooms: 8 Full

Water: Public

Garage: 4

Exterior: Vinyl Siding, Wood Siding

Cooling: None



Daniel Davies
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