



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Masters Realty LLC

MLS# - 202411856 - Price: \$134,777

117 E Clinton Street, Johnstown, NY

Description: Agent is owner. Nice investment property with positive cash flow potential. Roof 10+ yrs, newer hot water tanks, vinyl replacement windows, updated electrical, each unit on separate utilities, etc. Rear unit long term tenant wishing to stay. Rent is current, other 2 units are vacant and need minimal work to be rental ready. Just need flooring/carpet upgrades and minimal cosmetic finishes. 24 hour notice for tenant occupied unit other 2 units can be viewed anytime. Property being sold as-is.

Acres: 0.11

Bedrooms: 6

Estimated Taxes: \$2,766

Heat: Forced Air, Natural Gas

Exterior: Aluminum Siding,
Clapboard

Cooling: None

Town: Johnstown

Bathrooms: 3 Full

Water: Public

Property Style: Traditional

Exterior Features: None

Parking Spaces: 3

Property Type: Multi-Family

School District: Johnstown

Sewer: Public Sewer

Basement: Full, Interior Entry,
Unfinished

County: Fulton

Zoning: Multi Residence



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