



*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: HS Capital Realty LLC

**MLS# - 202412408 - Price: \$228,000**

6928 Duanesburg Road, Duanesburg, NY

**Description:** Cash cow duplex completely renovated and updated. Estimated rent \$3,000/mo minimum or move into one side and rent the other! Minutes away from Albany, Schenectady, Amsterdam and the NYS Thruway. Gleaming hardwood floors, custom marble and stone bathrooms. Fully equipped kitchen with new stainless steel appliances. Large parking lot with retaining wall. Full basement with new electrical service, 200 amp panels, water system, water heaters and easy maintenance electric heat. Connected to the towns newer sewer system. New Roof. New Well pump. Duanesburg school district. Very low property taxes. This property is offered at a generous cap rate of 13%+-.



**Acres:** 0.14

**Bedrooms:** 4

**Estimated Taxes:** \$1,613

**Heat:** Baseboard, Electric

**Exterior:** Vinyl Siding

**Cooling:** Wall Unit(s)

**Town:** Duaneburg

**Bathrooms:** 2 Full

**Water:** Drilled Well

**Property Style:** Traditional

**Exterior Features:** None

**Parking Spaces:** 5

**Property Type:** Multi-Family

**School District:** Duaneburg

**Sewer:** Public Sewer

**Basement:** Exterior Entry, Full

**County:** Schenectady



**Daniel Davies**  
NYS Licensed Real Estate  
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