



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Beach & Bartolo Realtors

**MLS# - 202412692 - Price: \$275,000**

63 Railroad Avenue, Chatham, NY

**Description:** Investment Opportunity - Location, Location, Location 1900 charming Chatham Village home, in walking distance of everything (movies, restaurants, shops and more) the village has to offer. The kitchen and bathroom were recently renovated and the home has municipal water and sewer. This property is currently rented for \$1700 per month and leased through the end of September, 2024. Tenant pays their own utilities and there is great income potential. Call to arrange a visit.



**Acres:** 0.19

**Bedrooms:** 2

**Estimated Taxes:** \$3,661

**Heat:** Baseboard, Electric

**Exterior:** Drywall, Stone, Wood Siding

**Cooling:** None

**Town:** Chatham

**Bathrooms:** 1 Full

**Water:** Public

**Property Style:** Old Style

**Exterior Features:** None

**Parking Spaces:** 2

**Property Type:** Residential

**School District:** Chatham

**Sewer:** Public Sewer

**Basement:** Slab

**County:** Columbia



**Daniel Davies**  
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