



*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)



©2024 Global MLS



*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)

Listing courtesy of: ListWithFreedom.com

**MLS# - 202413522 - Price: \$197,900**

123 Bay Street, Glens Falls, NY

**Description:** Two-family unit on a quarter acre city lot, just a 10 minute walk to Crandall Library and downtown Glens Falls is a great investment opportunity! -3-4 bedrooms upstairs/3 downstairs. -Owner pays for garbage removal and water. Tenant is responsible for heat, electric, cable, lawn care and snow removal. -Natural gas heat and stove. -City water and sewer. -Slate roof. -Upgraded siding, windows, and furnaces. Reduced pricing reflects "as is" condition.



**Acres:** 0.27

**Bedrooms:** 6

**Estimated Taxes:** \$6,570

**Heat:** Natural Gas

**Exterior:** Wood Siding

**Cooling:** None

**Town:** Glens Falls

**Bathrooms:** 2 Full

**Water:** Public

**Property Style:** Other

**Exterior Features:** None

**Zoning:** Multi Residence

**Property Type:** Multi-Family

**School District:** Glens Falls

**Sewer:** Public Sewer

**Basement:** None

**County:** Warren



**Daniel Davies**  
NYS Licensed Real Estate  
Broker GRI, ABR,  
RSPS, SRS, C2EX  
(518) 656-9068  
[dan@daviesrealty.net](mailto:dan@daviesrealty.net)

