



Your Lake George Real Estate Experts!

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Listing courtesy of: Saratoga Real Estate Assoc LLC

MLS# - 202413691 - Price: \$214,900

36-38 Mechanic Street, Fort Edward, NY

Description: Rare large duplex in the heart of Fort Edward. Each unit has 4 bed & 1.5 baths with over 1100 sqft per unit. This side by side style duplex offers each side an upstairs & downstairs so you don't hear the neighbors above you. Plenty of off street parking in the back. This great investment property has had all the electric redone & all the plumbing changed to pex & PVC. Both units are currently rented. Left unit (38) is rented for \$1,300 per month & the right unit (36) is rented for \$1,000 per month. Both units are exactly the same. The right unit rent could be raised to \$1300 but has not been because they have been great long term tenants for almost 10 years. Only 0.25 Miles to the Fort Edward School. 1 mile to the new Market 32 grocery store & only 6.7 Miles to I-87. Agent is the owner.

Acres: 0.11

Bedrooms: 8

Estimated Taxes: \$4,620

Heat: Forced Air, Natural Gas

Exterior: Brick, Vinyl Siding

Cooling: None

Interior Features: High Speed Internet

Town: Fort Edward Village

Bathrooms: 2 Full

Water: Public

Property Style: Traditional

Exterior Features: None

Parking Spaces: 4

Property Type: Multi-Family

School District: Fort Edward

Sewer: Public Sewer

Basement: Full, Interior Entry, Unfinished

County: Washington

Zoning: Multi Residence



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