



*Your Lake George Real Estate Experts!*

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## **MLS# - 202413726 - Price: \$265,000**

232 South Street, Mechanicville, NY

**Description:** \*\*Multiple Offers. Final offers due Monday, 3/25 by 5 pm\*\* GREATLY IMPROVED! Re-introducing this two-unit property which boasts a great owner-occupied & investment opportunity. You'll be pleased to find fresh paint, new porches, new gutter, & more in addition to the features you already appreciated like the double lot, 4 bay garage with added storage space, newer appliances, separate utilities, newer boiler & on-demand hot water system, updated electrical & more. All in a convenient location & walkable community. Rents should be higher & added income can come from garages.



**Acres:** 0.25

**Bedrooms:** 5

**Estimated Taxes:** \$5,434

**Heat:** Baseboard, Hot Water,  
Natural Gas

**Basement:** Full

**Parking Spaces:** 10

**Town:** Mechanicville

**Bathrooms:** 2 Full

**Water:** Public

**Garage:** 4

**Exterior:** Vinyl Siding

**Interior Features:** Other

**Property Type:** Multi-Family

**School District:** Mechanicville

**Sewer:** Public Sewer

**Property Style:** Traditional

**County:** Saratoga



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