



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



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Listing courtesy of: 518 Realty.Com Inc

MLS# - 202413944 - Price: \$380,000

298 Delaware Avenue, Delmar, NY

Description: Prime Delmar Location! This solid 2 Family Investment Property that has a ton of potential. Offers 2 bedrooms in each apartments with separate utilities. The value is in the land, and especially the location with frontage on Delaware Ave., located in the heart of Bethlehem and across the street from bike path and walking distance to businesses and shopping. The added bonus it is being sold with the adjacent property. The second parcel is located on (Herber Av 012200 86.09-6-2) and is vacant land totaling 1.53 Acres and combined together offers multiple options for redevelopment opportunities. *Please check with town zoning for redevelopment uses. The property is currently rented and 24 Hour notice is required for all showings. Tenants are month to month and Sold As Is Condition.

Acres: 1.53

Bedrooms: 4

Estimated Taxes: \$8,236

Heat: Hot Water, Natural Gas

Basement: Slab, Unfinished

County: Albany

Zoning: Mixed

Town: Bethlehem

Bathrooms: 2 Full

Water: Public

Garage: 2

Exterior: Other, Block, Shingle Siding

Cooling: None

Interior Features: High Speed Internet

Property Type: Multi-Family

School District: Bethlehem

Sewer: Public Sewer

Property Style: Traditional

Exterior Features: None

Parking Spaces: 4



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