



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Miranda Real Estate Group, Inc

**MLS# - 202414143 - Price: \$299,000**

1855-1857 7th Avenue, Watervliet, NY

**Description:** \*BEST AND LAST OFFERS ARE DUE BY FRIDAY, 3/29/24 at 11 a.m.\* 2 Buildings, 4 units, 1 Deed. 1855 & 1857 7th Avenue. Here is an amazing opportunity to own 2 properties, side by side. One is a 2-story triplex, consisting of 2, 3 BR apartments & an efficiency and the other is a single family, 2 BR cottage. 3 units have long-term tenants and 1 unit is vacant, which makes this unique property very desirable. This property is an ESTATE and being sold "AS IS." Info provided (sq. ft., etc.) is combined for both buildings.



**Acres:** 0.11

**Bedrooms:** 8

**Estimated Taxes:** \$6,417

**Heat:** Hot Water, Space Heater,  
Natural Gas

**Exterior:** Vinyl Siding

**Town:** Watervliet

**Bathrooms:** 4 Full

**Water:** Public

**Property Style:** Traditional

**County:** Albany

**Property Type:** Multi-Family

**School District:** Watervliet

**Sewer:** Public Sewer

**Basement:** Bilco Doors

**Interior Features:** Other



**Daniel Davies**  
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