



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: Salisbury Real Estate Services

MLS# - 202414310 - Price: \$225,000

97 3rd Street, Waterford, NY

Description: Great owner occupied potential. Live on first floor and rent out second. First floor is 2 beds and 1 bath. Oversized bedroom with large closet. The first floor unit was rehabbed in 2012 and includes a granite kitchen. Unit 2 has oversized bedroom. Unit could use some updates. Each unit has it's own furnace and hot water tank. Nice fenced in back yard. Walkable to village restaurants, shops and waterfront. Rents are \$975 and \$675 Downstairs unit has a laundry room. Both tenants have been in building since 2012

Acres: 0.16

Bedrooms: 5

Estimated Taxes: \$3,321

Heat: Baseboard, Natural Gas

Exterior: Aluminum Siding

Cooling: None

Interior Features: Paddle Fan

Town: Waterford

Bathrooms: 2 Full

Water: Public

Property Style: Traditional

Exterior Features: None

Parking Spaces: 1

Property Type: Multi-Family

School

District: Waterford-Halfmoon

Sewer: Public Sewer

Basement: Full

County: Saratoga

Zoning: Mixed



Daniel Davies
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