



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Carr Real Estate Group, LLC

## **MLS# - 202414648 - Price: \$99,900**

17 Glen Avenue, Watervliet, NY

**Description:** \*\* Multiple Offers Received- Highest and Best Due 5/13/2024 @ 5 PM\*\* Brrrrr Method- Owner occupied OR Investor opportunity, for this 2-Family property in the heart of Watervliet. This property needs renovations, after repair value \$250K+ Estimated repairs \$50K-\$75k depending on hired or sweat equity labor. This property has newer vinyl, siding, newer 30 year Arc. roof, 2-story rear deck, exterior 10X12 shed, and a huge side & rear backyard. Outstanding Fix & Flip project. (3 bedroom up & 2 bedroom down) (Owner related to listing agent)



**Acres:** 0.25

**Bedrooms:** 4

**Estimated Taxes:** \$4,975

**Heat:** Baseboard, Hot Water,  
None, Natural Gas

**Exterior:** Vinyl Siding

**Cooling:** None

**Town:** Watervliet

**Bathrooms:** 2 Full

**Water:** Public

**Property Style:** Traditional

**Exterior Features:** Garden

**Parking Spaces:** 3

**Property Type:** Multi-Family

**School District:** Watervliet

**Sewer:** Public Sewer

**Basement:** Bilco Doors, Exterior  
Entry, Full, Unfinished, Walk-Out  
Access

**County:** Albany

**Zoning:** Multi Residence



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