



**Davies Davies & Associates**  
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**MLS# - 202415290 - Price: \$249,500**

56 Saratoga Avenue, Waterford, NY

**Description:** Leases- 1st Floor is month to month. 2nd floor has 1 year lease. Expires Feb 2025. On Bus Line. Rear Fenced Yard. Home is 3 rooms deep- Living Room, Dining Room, Kitchen. Great income property. Shared driveway with 54 Saratoga Ave.

**Acres:** 0.13

**Bedrooms:** 6

**Estimated Taxes:** \$7,773

**Heat:** Steam, Natural Gas

**Exterior:** Aluminum Siding

**Cooling:** Window Unit(s)

**Town:** Waterford

**Bathrooms:** 2 Full

**Water:** Public

**Property Style:** Other

**Exterior Features:** None

**Parking Spaces:** 4

**Property Type:** Multi-Family

**School District:** Waterford-Halfmoon

**Sewer:** Public Sewer

**Basement:** Interior Entry, Pillar/Post/Pier

**County:** Saratoga

**Interior Features:** Built-in Features, Central Vacuum



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