



Your Lake George Real Estate Experts!

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Global MLS

Listing courtesy of: Coldwell Banker Prime Properties

MLS# - 202618402 - Price: \$315,000

94 3rd Avenue, Gloversville, NY

Description: TWO HOUSES FOR THE PRICE OF ONE -- Featuring newly remodeled kitchens and bathrooms, this turnkey property requires little to no additional work and offers an excellent opportunity for investors or owner-occupants seeking separate living spaces. The property includes 4 rental units plus a bonus studio in the rear currently used as an Airbnb in Gloversville. It offers two 1-bedroom units and two 2-bedroom units. Tenants pay their own gas and electric, with separate utility meters for each apartment. Projected rental income is approximately \$3,800.00 per month, plus additional Airbnb income when fully occupied. Conveniently located close to restaurants, shopping centers, grocery stores, the hospital, the rail trail, and Darling Field for sports enthusiasts. Don't miss this exceptional opportunity to secure a strong passive income property.

Property Features

Acres: 0.2

Town: Gloversville

Bedrooms: 6

School District: Gloversville

Water: Public

Heat: Baseboard, Electric, Forced Air

Property Style: Traditional

Exterior: Aluminum Siding

County: Fulton

Parking Spaces: 4

Interior Features: Paddle Fan, High Speed Internet, Cathedral Ceiling(s), Ceramic Tile Bath

Above Ground Square Feet: 2008

Property Type: Multi-Family

Bathrooms: 5 Full

Estimated Taxes: \$4,905

Sewer: Public Sewer

Garage: 2

Basement: Exterior Entry, Full, Interior Entry

Exterior Features: None

Cooling: Window Unit(s)

Zoning: Multi Residence



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