



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



Global MLS



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

Listing courtesy of: Hunt ERA

MLS# - 202622278 - Price: \$129,900

47 2nd Street, Glens Falls, NY

Description: **MULTIPLE OFFERS RECEIVED! Highest and best due on Thursday at 4pm.** Bring your vision and unlock the potential in this 3-bedroom, 1.5-bath two-story home located in a convenient Glens Falls neighborhood! Bursting with character and ready for its next chapter, this home offers spacious rooms, a functional layout, and endless possibilities for renovation. A detached garage provides additional storage or workshop space, while the yard offers room to create your own outdoor retreat. Whether you're an investor, flipper, or buyer looking to build sweat equity, this property presents an outstanding opportunity to customize a home to your own style and taste. Conveniently located just minutes from downtown Glens Falls, schools, shopping, restaurants, parks, and easy access to the Northway for commuting to Lake George or Saratoga. With a little imagination and TLC, this diamond in the rough could truly shine. Don't miss this incredible value and opportunity!

Property Features

Acres: 0.21

Town: Glens Falls

Bedrooms: 3

School District: Glens Falls

Water: Public

Heat: Forced Air

Property Style: Traditional

Exterior: Aluminum Siding, Vinyl Siding

County: Warren

Parking Spaces: 4

Above Ground Square Feet: 1553

Property Type: Residential

Bathrooms: 1 Full

Estimated Taxes: \$3,970

Sewer: Public Sewer

Garage: 1

Basement: Interior Entry, Unfinished

Exterior Features: Drive-Paved

Cooling: None



Daniel Davies
NYS Licensed Real Estate
Broker GRI, ABR,
RSPS,SRS,C2EX
(518) 656-9068
[Email Agent](#)

