



**Bathrooms Total:** 3.5  
**Lot Size Square Feet:** 4,818  
**Lot Size Acres:** 0.2  
**Lot Size Dimensions:** .20  
**Building Area Total:** 4,818

**Property Sub Type:** Mixed Use  
**Stories:** 2  
**Year Built:** 1938  
**Zoning:** Mixed

**Public Remarks:** Great investment with great long term tenants. Currently 3 apartments on the second floor. One with 3 bedroom, one bath. The other two apartments both have 2 bedrooms and one bath. There is even space to create another apartment for more income. Out on the rear deck you can enjoy the breeze and a view of the river walk trail that is right outside the back door. The store front rental is currently a hobby store selling books, games and movies. The tenants pay all utilities including heat. This property will pay for itself!!

**Agent to Agent Remarks:** 24-hour notice. Tenant occupied. Call or text listing agent.

General Property Information	SqFt/Construction Information	Business/Tax Information						
<b>Association Y/N:</b> No <b>Basement:</b> Unfinished <b>Flooring:</b> Carpet; Linoleum <b>Parking Features:</b> Parking Total: 6; Off Street <b>Patio And Porch Features:</b> Deck <b>Elementary School:</b> Ticonderoga <b>High School:</b> Ticonderoga <b>School District:</b> Ticonderoga <b>Security Features:</b> Fire Alarm; Smoke Detector(s) <b>Business Type:</b> Hobby	<table border="1"> <thead> <tr> <th>Total SqFt</th> <th>Avail SqFt</th> <th>Ceilings</th> </tr> </thead> <tbody> <tr> <td><b>Building:</b> 4,818</td> <td></td> <td></td> </tr> </tbody> </table> <b>Office:</b> <b>Warehouse:</b> <b>Retail:</b>  <b>Construction Materials:</b> Brick <b>Architectural Style:</b> Apartments; Retail <b>Heating:</b> Propane Tank Leased <b>Cooling:</b> None <b>Roof:</b> Asphalt; Rubber; Shingle <b>Sewer:</b> Public Sewer <b>Water Source:</b> Public	Total SqFt	Avail SqFt	Ceilings	<b>Building:</b> 4,818			<b>Parcel Number:</b> 150.43-4-1.000 <b>County:</b> Essex <b>City/Municipality:</b> Ticonderoga <b>Geo Lat:</b> 43.848682 <b>Geo Lon:</b> -73.426653 <b>Current Use:</b> Apartment Plus; Mixed Use; Retail <b>Possible Use:</b> Apartment Plus; Business <b>Owner Name:</b> Bernstein <b>Tax Annual Amount:</b> \$3,635.07 <b>Tax Block:</b> 4 <b>Tax Lot:</b> 1.000 <b>Tax Section:</b> 150.43 <b>Total Taxes Description:</b> Estimated <b>General Taxes:</b> \$3,635.07 <b>General Taxes Description:</b> Estimated <b>School Taxes:</b> \$1,477.64 <b>School Taxes Description:</b> Estimated <b>Sale Includes:</b> Building & Land <b>Tenant Pays:</b> Cable TV; Electricity; Heat; Internet
Total SqFt	Avail SqFt	Ceilings						
<b>Building:</b> 4,818								
<b>Listing Office Info</b> <b>Listing Member:</b> Sheranda Nadeau (50465) <b>License #:</b> 10401360681 <b>Phone:</b> 518-241-2454 <b>Email:</b> sherandanadeau2016@gmail.com <b>Listing Office:</b> Glebus Realty Inc. (og461) <b>Office Phone:</b> +1 518-532-7191 <b>Fax:</b> <b>Co-listing Member:</b> Brenda Wells (war.wellbr) bwells6@nycap.rr.com 518-260-4807 <b>Co-listing Office:</b> Glebus Realty Inc. (og461)	<b>Listing/Contract Information</b> <b>Days On Market:</b> 16 <b>Depository:</b> GFN <b>List Price/Acres:</b> 1,195,000 <b>List Price/SqFt:</b> 49.61 <b>Listing Agreement:</b> Exclusive Right To Sell <b>Listing Contract Date:</b> 09/07/2024 <b>Expire Date:</b> 09/07/2025 <b>Original List Price:</b> \$239,000	<b>Sale Information</b> <b>Status Change Date:</b> 09/07/2024 <b>Possession:</b> At Closing <b>Seller Offers Concessions:</b> Yes						
<b>Showing Information</b> <b>Owner Name:</b> Bernstein <b>Showing Requirements:</b> 24 Hour Notice; Agent to Accompany; Call Listing Agent; Occupied; Sign on Property								

**Directions:** At the traffic circle, take Montcalm Street. Keep traveling 0.4 miles for 2 minutes. Once you come to a stop sign, you'll see the property on your left.

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