

Lakeview Apartments

2 Fall Street
Seneca Falls, NY 13148
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32 Unit Value-Add Opportunity with Redevelopment Potential



Offering Overview

CBRE Upstate NY is pleased to offer 2 Fall Street, known as the Lakeview Apartments, in Seneca Falls, New York. This is a unique opportunity to redevelop this property to take advantage of its underutilized waterfront potential. This property operated as a hospital from 1958 to 1978 and now houses 32 residential units. 2 Fall Street consists of roughly 34,000 square feet over three floors and features an updated elevator for tenants' convenience.

The property offers significant upside potential, including the addition of 12-15 more residential units in the unfinished sections of the building. Dock slips can potentially be installed to allow a buyer to capitalize on the waterfront location. Investors will have the rare benefit of income from the current units while they reposition and redevelop the property for additional units.

\$1.7M
Price

±34K

Total SF

100%
Leased

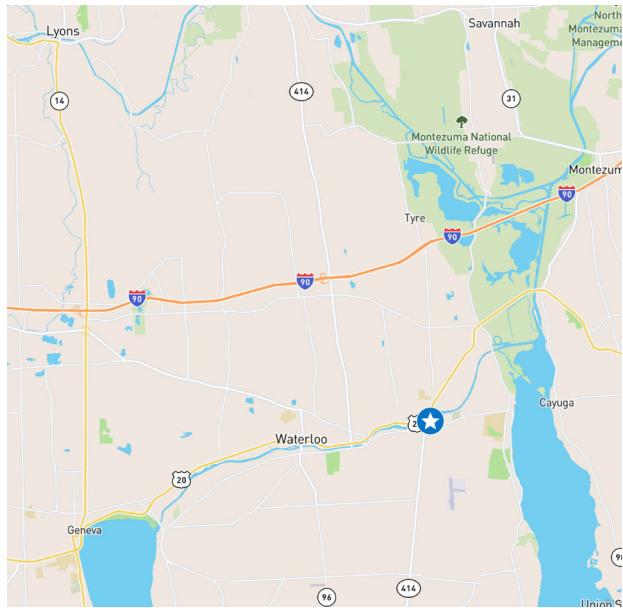
Multifamily Investment Offering

2 Fall Street | Seneca Falls, NY 13148

For Sale

Investment Highlights

- + ±34,462 Square Feet
- + ±1.4 Acres
- + Three (3) stories
- + Significant upside potential, including the addition of 12-15 more residential units in the unfinished sections of the building
- + Recent \$96,000 CapEx investment into elevator
- + Potential to develop waterfront
- + Certificate of Occupancy is transferable and valid through December 31, 2026



Contact Us

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