



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**5732 & 5734 NY-86
Wilmington, NY 12297**



FOR SALE

OFFERED AT \$380,000

EXCLUSIVE CONTACT

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**PRIME MULTIFAMILY
INVESTMENT OPPORTUNITY
IN THE ADIRONDACKS**

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FOR SALE

5-UNIT WATERFRONT PROPERTY IN WILMINGTON, NY

Property Highlights

- Turn-key rental property with value add potential
- Located alongside the Ausable River – Perfect access for kayaking and trout fishing
- Located in a high-demand area with limited rental housing inventory
- Separately metered electrical utilities and propane supply system for all units
- 5 Minutes to Whiteface Ski Resort & 15 Minutes to Lake Placid Village

Property Information

Square Footage	3,104	Heating	Electric & Propane
Land Area	± 1.01 Acres	Water	Municipal
Year Built	1935	Sewer	Septic
Annual Taxes	\$6,589.41	Occupancy	100%

Rent Roll

Unit 1	1 bed, 1 bath	\$875
Unit 2	1 bed, 1 bath	\$850
Unit 3	1 bed, 1 bath	\$950
Unit 4	1 bed, 1 bath	\$900
Unit 5	1 bed, 1 bath (SFH)	\$950
Gross Monthly Rent = \$4,525		



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For additional information, please contact:



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