

**FOR SALE** 

# **OFFERED AT \$380,000**

#### **EXCLUSIVE CONTACT**

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# PRIME MULTIFAMILY INVESTMENT OPPORTUNITY IN THE ADIRONDACKS









**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	

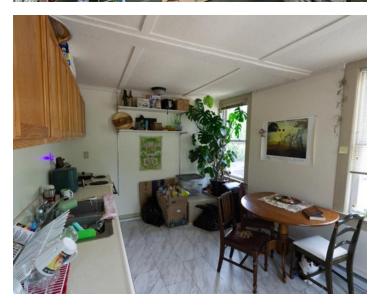


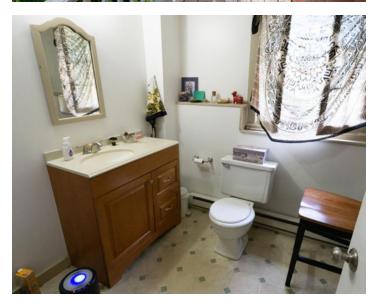


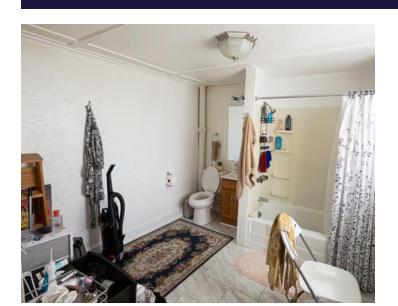


















## For additional information, please contact:



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