

For more information on this property, contact Maxine Schulte at 8458664673 or maxine.schulte@gmail.com

292,298,304 Wade Road, Liberty, NY 12754



Price: \$1,200,000

Listing ID:	H6333960
Status:	Active
Acres:	8.07
Year Built:	1940

Property Description:

Unique Nine-Unit Income-Producing Property with Unlimited Potential. This expansive rental property offers a rare investment opportunity with nine rental units across multiple structures, all set on a sprawling 8-acre lot. This property features a three-bedroom home with its own meter and heat separate from the other units. Two separate two-bedroom duplex-style units and an additional apartment building that sits behind these homes offer four units. Currently, three of these units are rented out, and the fourth unit is being used as a community clubhouse with a full kitchen and bathroom easily convertible into another rental unit for additional income. This property also includes several outbuildings, providing ample space and adding versatility to the investment. Located in the Town of Liberty with a Tri-Valley School district and Fallsburg Taxes, this property offers great value. Plus, there is an option to purchase an additional 5 acres across the street. If you're looking for a multifaceted rental income stream in a tranquil setting, this is it! Additional Information: Amenities:Storage,HeatingFuel:Oil Above Ground,

Primary Features

County: Sullivan County

Property Sub Type: Multi Family

Property Type: Commercial Sale

Year Built: 1940

Location

Association: no

Building Area Total: 4656

Community Features: Park, Clubhouse

Directions: Route 52, headed from Liberty Wade Road, will be on your left. See sign Multi-units all on the right side, vacant lot across the street.

Elementary School: Tri-Valley Elementary School

High School: Tri-Valley Secondary School

Middle School: Tri-Valley Secondary School

School District: Tri Valley

Usable Area: 4656.00

Waterfront: no

Financial

Additional Fees: no

RATIO Current Price By Building: 257.73196

Current Price: 1200000.00

Rent Spree: no
Tax Annual Amount: 11372
Tax Assessed Value: 160000
Tax Source: Municipality
Tax Year: 2024

Interior

Appliances: Electric Water Heater
Area Units: Square Feet
Basement: no
Cooling Type: None
Flooring: Hardwood
Heating Type: Oil, Propane, Forced Air

External

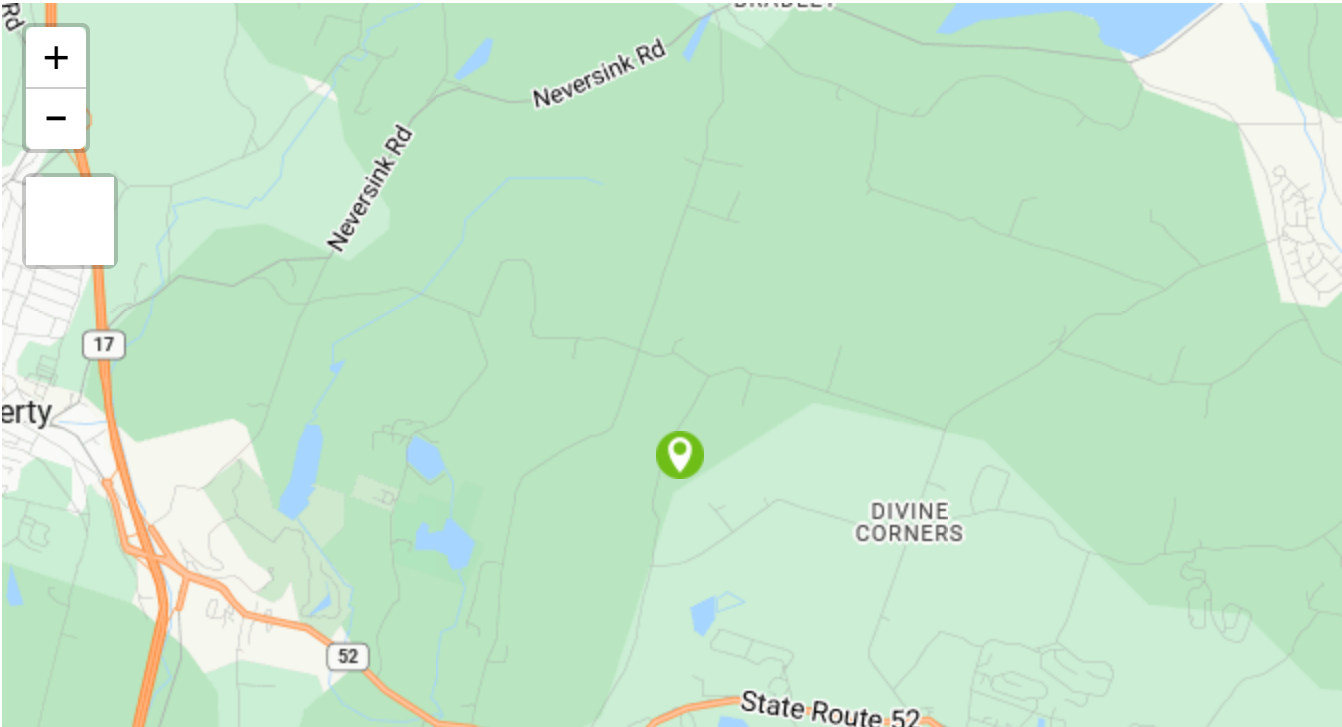
Lot Features: Near School
Lot Size Area: 8.07
Lot Size Square Feet: 351529

Number Of Separate Electric Meters: 4
Number Of Separate Gas Meters: 4
Number Of Units Total: 9
Parking Features: Driveway
Property Attached: yes
Sewer: Septic Tank
Sprinkler System: no
Utilities: Trash Collection Private
Water Source: Well

Additional

Allowed use case groups: IDX
Change Type: Back On Market

Mls Status: Active
Seasonal: no
Total Vacancies: 4
Village: Liberty





Data services provided by [IDX Broker](#)