

FOR SALE

OFFERED AT \$280,000

EXCLUSIVE CONTACT

Jeffrey Martino
Real Estate Salesperson
+1 518 870 2273
jmartino@pyramidbrokerage.com

40 British American Blvd Latham, New York 12110 +1 518 489 9199 pyramidbrokerage.com PRIME MULTIFAMILY
INVESTMENT
OPPORTUNITY IN THE
ADIRONDACKS









FOR SALE

3-UNIT MULTIFAMILY PROPERTY IN AU SABLE FORKS

Property Highlights

- Desirable Au Sable Forks location walkable village setting tucked away in the Adirondacks
- Stable tenant demand with limited rental housing inventory
- Units 1 & 2 are both month-to-month providing owner occupancy opportunity
- Ample outdoor living space with parking and garage
- Short-term rentals are permitted in Au Sable Forks, offering additional income potential

Property Information

Square Footage	3,166	Heating	Electric & Fuel Oil
Land Area	± 0.2 Acres	Water	Municipal
Year Built	1920	Sewer	Septic
Annual Taxes	\$5,715.09	Occupancy	100%

Rent Roll			
Unit 1	Studio, 1 bath	\$600 (MTM)	
Unit 2	2 beds, 1 bath	\$500 (MTM)	
Unit 3	2 beds, 1 bath	\$1,125	
Gross Monthly Rent = \$2,325			



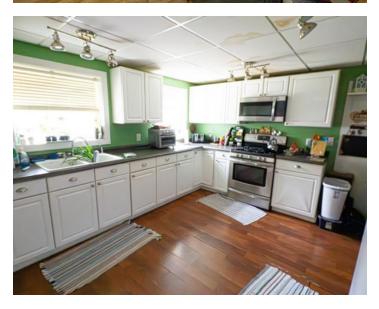


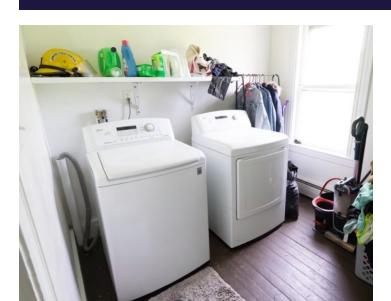


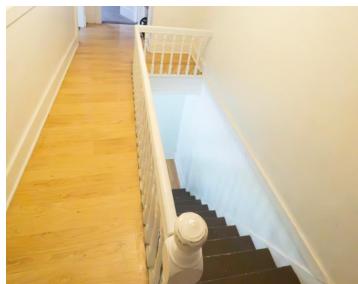
















For additional information, please contact:



Jeffrey Martino
Real Estate Salesperson
+1 518 870 2273 (mobile)
jmartino@pyramidbrokerage.com