



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**16 Broad Lane
Au Sable Forks, NY 12912**



FOR SALE

OFFERED AT \$280,000

EXCLUSIVE CONTACT

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**PRIME MULTIFAMILY
INVESTMENT
OPPORTUNITY IN THE
ADIRONDACKS**

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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		





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For additional information, please contact:



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