

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

64 N Main Street, Liberty, NY 12754



Price: \$675,000

Listing ID: **H6333995**

Status: **Active**

Acres: **0.05**

Property Description:

PRIME INVESTMENT OPPORTUNITY ON NORTH MAIN STREET in LIBERTY! This impressive 3-story, 6,916 sq. ft. mixed-use building is a standout investment opportunity. It features five residential rental units and a commercial storefront, currently leased as a bar-restaurant. The property has undergone extensive renovations, including brand-new heat pump mini-split systems for each unit. Tenants are responsible for cable and electricity, while the landlord covers water and sewer. Each unit is individually metered, with only one residential vacancy, making this a nearly fully occupied, income-generating asset. As an added bonus, the property includes an additional lot (.21 acres) with ample parking space and a barn currently used for storage. Located in the heart of Liberty on North Main Street, this property is next to stores, schools, public transportation, parks, and more. Don't miss this excellent opportunity for investors seeking a turnkey property with substantial rental income.

Primary Features

County: Sullivan County

Property Sub Type: Multi Family
Property Type: Commercial Sale
Zoning: Commercial

Location

Association: no
Building Area Total: 6916
Directions: 64 North Main is located next to Family Dollar. The building has a stone front. The lot behind the building includes an old barn.

School District: Liberty
Usable Area: 6916.00
Waterfront: no

Financial

Additional Fees: no
Current Price: 675000.00

RATIO Current Price By Building: 97.59977
Rent Spree: no
Tax Annual Amount: 7400
Tax Assessed Value: 56300

Tax Year: 2024

Interior

Appliances: Electric Water Heater
Area Units: Square Feet
Basement: no
Cooling Type: Wall/Window Unit(s)
Heating Type: Electric, Heat Pump

Stories: 3

External

Electric Company: NYSEG
Number Of Buildings: 2

Number Of Residential Units: 5
Number Of Units Total: 6
Parking Features: Driveway, Off Street, Open
Sewer: Public Sewer
Sprinkler System: no
Water Source: Public

Additional

Allowed use case groups: IDX
Change Type: Back On Market
Improvement Remarks: This building has had an
extensive renovation.
Investment Property: yes

Mls Status: Active
Seasonal: no
Village: Liberty

Data services provided by [IDX Broker](#)