Listing

MLS#: 333102 **Address:** 12 E Whig ST **Town:** Newark Valley **List Price:** $125,000
County: Tioga **City/Vill:** NEWARK VALLEY NY 13811 **Sch Dist:** Newark Valley
Type: MultiFamily **Elm Sch:** Nathan T. Hall **Other Uses:**
Status: Active

Property Subtype: **Quadruplex**
Style: **Four Family**
Garages: **0**
Exterior: **Aluminum, Metal**
Sign: **No**

Bedrooms: **2**
Color:
Units Unfurnished: **1**
Units Furnished: **0**
Units: **1**
Gross Yr Rent:
Other Income:

Fuel: **GAS**
Heat Sys: **FORCED HOT AIR**
Cooling: **NONE**
Water Htr: **GAS**
Water: **PUBLIC**
Sewer: **SEPTIC**
Foundation: **SLAB**

Fin Above Grade: **950**
Fin Below Grade:
Fin Other:
Total Fin Area: **950**
Approx Year Built: **1980**
Lot Size:
Lot Dimensions: **90X138**

Area: **Area 08**
Subdiv:

BEDS	BATHS	HBATHS	TOT RMS	RENT/MTH
2	**1**	**0**	**5**	**$600**
0	**0**	**0**	**0**	**$400**
0	**0**	**0**	**0**	**$350**
0	**0**	**0**	**0**	**$350**

Expenses

Vacancy:
Management:
Taxes: **$1,751**
Insurance: **$700**
Gas: **0.00**
Electric: **$0**
Heat: **$0**
Maintenance:
Water/Sewer: **$1,300**
Other/Garbage:

Total Yr Exp:
Gross Opr Income: **$20,400**
Yr Opr Expense:
Net Opr Income: **$12,320**
Cap Rate %:

Elec Meters: **5** # Gas Meters: **5** # Water Meters: Circuit Breakers: Fuses: Amps: Volts:

Other Features

Lot Description: **GENERALLY LEVEL**
Garage/Parking: **NONE**
Exterior Feat: **CABLE AVAILABLE**
Appliances:
Spec. Features:
Floors: **CARPET AND VINYL**
To Remain: **CARBON MONOXIDE DETECTOR, SMOKE DETECTORS**

Tax Information

Parcel Number: **492601-064-015-0003-015-000-0000**
Tax Map: **64.15-3-15** Tax Assess: **$25,000** Total Taxes: **$1,751**
Zoning: **Mobile Home Park** Deed Restrict: Assoc/Maint Fee:

Remarks: **Discover this unique low-maintence investment property in the rural hamlet of Newark Valley. Situated along the scenic Owego Creek, this mobile home park features four spacious pads—one home owned by the seller, and three tenant-owned units, providing steady income from day one. Just a short stroll from the center of town, you'll enjoy the convenience of nearby shops, schools, and community amenities—without sacrificing the quiet charm of country living. City water is a bonus!**

Directions: **From 26N turn left onto 38B for 7.7 miles. Right onto 38 N/S Main Street for 1.1 miles. Left onto Water Street. Quick right onto Whig**

Listing Agency: **EXIT REALTY HOMEWARD BOUND**
Listing Agent: **John J. Farrell**

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