

Solid Delhi Investment Opportunity

Well-Maintained
Fully Rented
3 Apartments

153 Main Street
Delhi, NY



LISTING SUMMARY

Sale Price: \$265,000

Building Size: 3,264 sq ft

Lot Size: .08 ac

Year Built: 1900

Total # of Apts: 3

Main Floor: 2 Apartments

2nd Floor: 1 Apartment

Basement: Full, Exterior Walkout

Location: Village Corner Lot,
Primary Road

Zoning: Residential

County: Delaware

Town/City: Delhi

Village: Delhi Village

Town/Cty Tax: \$1,382

City/Village Tax: \$1,297

School Tax: \$1,958

TOTAL TAXES: \$4,637

Sewer: Municipal

Water: Municipal

Electric Meters: 3

Electric: 200 amp NYSEG

HVAC Fuel: Oil

HVAC Type: Baseboard Hot
Water

Roof: Asphalt Shingles (2013)

Internet: Highspeed Available

Parking: Available behind building

Rent Includes: Heat, Refuse
Removal, Water

PROPERTY OVERVIEW

Outstanding Income Opportunity in Desirable Catskills Location

Unlock exceptional returns with this well-maintained triplex, nestled in the heart of Delhi, NY—a proven hub for consistent rental demand. Featuring 3 attractive units, this property delivers reliable, diversified cash flow and stands as a strategic asset for both seasoned and emerging real estate investors. Each unit is thoughtfully designed for comfort and functionality, with spacious liv-

ing rooms, dedicated dining areas, full kitchens, and private bathrooms. The building offers a versatile mix: a bright 2-bedroom unit at the front, a cozy 1-bedroom unit at the rear, and a generously sized 3-bedroom unit on the entire 2nd floor—ideal for accommodating a range of tenants. Located just steps from the county courthouse, top-rated schools, and a variety of restaurants, this property's tenants enjoy walkable convenience. Major shopping destinations in Oneonta

are only 30 minutes away, further enhancing tenant appeal and occupancy stability. Whether you seek to expand your property portfolio, generate dependable dividend income, or establish a foothold in a high-growth Catskills market, this triplex is a rare investment opportunity not to be missed. Secure your position in a thriving rental market—schedule a tour and explore your next smart acquisition today



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APARTMENT 1

Apartment 1 is the rear unit on the 1st floor. With a lovely screened-in porch adding to the usable space, this 1 bedroom unit offers a spacious main living area, with clean updated bathroom and nice private bedroom.

Details:

BR & BA: 1 BR, 1 BA

Rooms: 3 Total

Appliances: Oven/range, Refrigerator

Rent: \$850/mo



APARTMENT 2

With an easy-to-access street-level 2 bedroom apartment, this 2nd unit is defined by a spacious open living area with a galley kitchen on the north side of the room. Two private bedrooms are separated by a tidy central full bathroom.

Details:

BR & BA: 2 BR, 1 BA

Rooms: 4 Total

Appliances: Oven/range, Refrigerator

Rent: \$1,100/mo



APARTMENT 3

Taking the entire second floor, Apartment 3 is at the top of a large central staircase that opens to a nice-sized central living space with a freshly painted galley kitchen. Two bedrooms at the rear provide tenants with nice privacy. The street side of the space includes a shared full bath and a large 3rd bedroom.

Details:

BR & BA: 3 BR, 1 BA

Rooms: 6 Total

Appliances: Oven/range, Refrigerator

Rent: \$1,400/mo





DELHI VILLAGE AND SURROUNDING AREA

Delhi, NY, often praised as one of the most charming small villages in the Catskill Mountains, was founded on the banks of the West Branch of the Delaware River. Surrounded by stunning natural landscapes, picturesque views of rolling hills, and period architecture this village is a gem among gems. The county seat of Delaware County but also the home of SUNY DELHI, the community has great restaurants, art institutes, and is conveniently located within driving distance of larger cities, including Oneonta, Walton and Stamford.

TO SCHEDULE A SHOWING OR FOR MORE INFORMATION:

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