

Harriet Baldwin
 harriet@acapllc.com
 Ph: (607) 873-7346



291 Sunset Dr , Corning-City

ML#: **R1685853**
 County: **Steuben**
 Area: **Corning-City-460300**

Town/City: **Corning-City**
 Cross St: **Lexington St**

Multi-Family Res (2-4) units
 List Price: **\$99,500**

A-Active



SqFt [PubRec]: 1,621 [1,621]	School Dist: Corning-Painted Post	# Apt: 2
AboveGrade Sq: [1,621]	On Waterfrt: No	# Stories: 3.0
Year Built: 1900	Description:	# Heat Units: 2
# Acres: 0.10	Name:	# Elec Mtrs: 2
Lot Front: 42		# Gas Mtrs: 2
Lot Depth: 100		
Lot Shape: Rectangular		

Public Remarks: **Great investment opportunity! Possible owner financing available, or make an all-cash offer. This 2-unit on Corning's South Hill neighborhood has completely separate utilities for each unit. FL2 is long-term tenant who pays all their utilities and FL1 has just been renovated and awaits your new tenant. Convenient to Market St and all that downtown Corning offers. Each apartment has 2 bedrooms and private outdoor space. Basement has walk-out on-grade access, check with your architect or engineer to see if it could be converted as living area for the FL1 unit. There is also a sub-basement level with no current access. FL1 unit entry is down exterior steps from the sidewalk, with a private front patio, roomy entry, 2 bedrooms, living room, huge eat-in kitchen, and fully renovated bath. FL2 unit entry is up a ramp from the sidewalk with a private covered front porch, 2 bedrooms, living room, kitchen and bath. The property goes all the way through to Brown St and tenants can park there. Zoning is R-2**

Directions: **Bridge Street to Sunset Drive**

Harriet Baldwin
 NY Licensed R.E. Salesperson

MLS#: **R1685853**
Courage Property Management, LLC
900 WEST WATER ST ELMIRA, NY 14905



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