



**\$267,000**

## **10 CHAMPLAIN AVENUE, STILLWATER, NY 12118**

<https://fallatigroup.com>

- 4 beds
- Duplex
- MultiFamily
- Active

\*New roof finished 6/12/25 Excellent investment opportunity with this centrally located two-family home in Mechanicville.

Downstairs recently redone to increase rents. The property also includes a free extra lot behind the home, providing additional potential. Whether you're looking to generate rental income or occupy one unit while renting the other, this is a solid option.

Don't miss out on this well-maintained property in a great location!

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### **Basics**



**Date added:** Added 4 months ago

**MLS ID:** 202513618

**List Office Name:** 518 Realty.Com Inc

**List Agent Email:** MichaelHofler@518RealEstatePro.com

**List Agent Office Phone:**  
518-380-6862

**Days On Market:** 102

**County:** Saratoga

**Living Area sqft:** 1532

**Lot Size Acres:** 0.12 acres

**Category:** MultiFamily

**Type:** Duplex

**Status:** Active

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Year built:** 1920

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## Directions

**Directions:** off 32

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## Building Details

**Construction Materials:** Aluminum Siding

**Basement:** Unfinished

**Roof:** Asphalt, Slate

**Architectural Style:** Other

**Fencing:** Back Yard

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## Interior Features

**Floor Covering:** Carpet, Ceramic Tile, Vinyl

**Heating:** Propane Tank Leased, Oil

**Cooling:** None

**Above Grade Finished Area Source:**  
CRS

**Laundry Features:** Electric Dryer Hookup, Washer Hookup

**Bathrooms Full:** 2

**Bathrooms Total:** 2

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## Exterior Features



**Parking:** Driveway

**Exterior Features:** None

**Lot Size Units:** Acres

**Lot Size Area:** 0.12

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 100 Amp Service

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$3,495.67

**Tax Block:** 2

**Tax Lot:** 3.000

**Tax Tract:** 262.06

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## School Information

**High School District:** Mechanicville

