



**\$1,795,000**

## **17-21 GRANITE STREET, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

This fully renovated 6-unit multifamily property offers a turnkey investment opportunity with 100% occupancy and stable cash flow. Originally built in 1880 and comprehensively renovated in 2021, the 5,392 sq ft complex sits on a 0.28-acre lot and comprises three buildings at 17, 19, and 21 Granite Street. The renovation included new siding, HVAC systems with central air, refinished and new flooring, all-new kitchens, bathrooms, lighting, paint, porches, and landscaping. Roofs were professionally coated. The property features a shared common lawn area and off-street parking. Value Proposition A rock-solid, low-maintenance investment tailored for 1031 exchange participants, portfolio expanders, or owner-occupants seeking hassle-free ownership in one of upstate New York's most desirable markets. Key features include a furnished single-family house (19 Granite) commanding [...]

- 12 beds
- 6 baths
- Multi Family
- MultiFamily
- Active



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## Basics

**Date added:** Added 2 months ago

**List Office Name:** eXp Realty

**List Agent Office Phone:** 518-810-2895

**Living Area sqft:** 5392

**Category:** MultiFamily

**Status:** Active

**Bathrooms:** 6 baths

**Year built:** 1880

**MLS ID:** 202614995

**List Agent Email:** brian.green@exprealty.com

**County:** Saratoga

**Lot Size Acres:** 0.28 acres

**Type:** Multi Family

**Bedrooms:** 12 beds

**Half baths:** 0 half baths

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## Directions

**Directions:** From I-87 North, take Exit 15 and turn right onto NY-50 South towards Saratoga Springs. Turn right onto Gick Road and continue for about 1.6 miles, then turn left onto Vincek Lane. Granite Street is located near Gick Road/Vincek Lane in Saratoga Springs, NY, a short drive from the exit.

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## Building Details

**Construction Materials:** Vinyl Siding

**Basement:** Unfinished

**Architectural Style:** Traditional

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## Interior Features

**Heating:** Forced Air

**Above Grade Finished Area Source:** Assessor

**Bathrooms Full:** 6

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## Exterior Features



**Exterior Features:** Other

**Lot Size Units:** Acres

**Lot Size Area:** 0.28

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$19,641

**Tax Block:** 1

**Tax Lot:** 31.000

**Tax Tract:** 165.43

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

