



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 [...]

\$1,795,000

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



Basics

Date added: Added 7 days 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

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.

Building Details

Construction Materials: Vinyl Siding

Basement: Unfinished

Architectural Style: Traditional

Interior Features

Heating: Forced Air

Above Grade Finished Area Source: Assessor

Bathrooms Full: 6

Exterior Features



Exterior Features: Other

Lot Size Units: Acres

Lot Size Area: 0.28

Amenities & Features

Sewer: Public Sewer

Water: Public

Financial

Possession: At Closing

Tax Annual Amount: \$19,641

Tax Block: 1

Tax Lot: 31.000

Tax Tract: 165.43

School Information

High School: Saratoga Springs

High School District: Saratoga Springs

