



**\$209,500**

## **418 BROADWAY, MECHANICVILLE, NY 12118**

<https://fallatigroup.com>

Charming multi family that has been family owned since 1915. Offers spacious units, a bonus attic room and unfinished attic space with endless potential. Perfect for those seeking a piece of history and room to grow. Additional highlights include off street parking, enclosed porches, a patio, a bonus outdoor building and a prime location just a walk from the park. A rare opportunity for owner occupants or investors.

- 6 beds
- 2 baths
- Duplex
- MultiFamily
- Active

### **Basics**



**Date added:** Added 2 months ago

**List Office Name:** Realty One Group Key

**List Agent Office Phone:** 518-265-9398

**Living Area sqft:** 2752

**Category:** MultiFamily

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 1880

**MLS ID:** 202521273

**List Agent Email:** jbedardrealtor@yahoo.com

**County:** Saratoga

**Lot Size Acres:** 0.11 acres

**Type:** Duplex

**Bedrooms:** 6 beds

**Half baths:** 0 half baths

## Directions

**Directions:** From Northway exit 12 67 East Right on Central, right on Mabbott to Broadway

## Building Details

**Construction Materials:** Brick

**Basement:** Full

**Architectural Style:** Traditional

**Patio & Porch:** Patio

**Roof:** Slate

**Fencing:** Back Yard

## Interior Features

**Floor Covering:** Carpet, Hardwood, Laminate

**Cooling:** None

**Above Grade Finished Area Source:** Assessor

**Bathrooms Full:** 2

**Heating:** Baseboard, Radiant

**Interior Features:** Ceramic Tile Bath

**Laundry Features:** In Basement

## Exterior Features

**Parking:** Paved

**Lot Size Units:** Acres

**Exterior Features:** Other

**Lot Size Area:** 0.11



---

# Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 150 Amp Service

---

# Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$4,985

**Tax Block:** 5

**Tax Lot:** 18

**Tax Tract:** 261.60

---

# School Information

**High School District:** Mechanicville

