



58 LINCOLN AVENUE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

Prime turnkey multifamily investment at 58 Lincoln Avenue, Saratoga Springs, NY 12866 – just steps from Broadway, SPAC, and the iconic Saratoga Race Track. This 5-unit property (built 1900, fully revitalized top-to-bottom in the past 2 years) delivers immediate, hassle-free cash flow with 100% occupancy and no deferred maintenance. Ideal for 1031 exchange investors or local portfolio builders seeking rock-solid, low-operational-demand ownership in one of New York’s most resilient markets. Key Highlights: Stabilized Income: Current monthly gross rents \$9,750. Normalized annual operating income: \$118,200. Strong NOI: Annualized Net Operating Income \$91,571. Recent Renovations (Past 2 Years): New roof, siding, parking lot/driveway, landscaping, HVAC systems, electrical/plumbing/lighting fixtures, refinished hardwood floors, fresh paint, all-new kitchens (quartz counters, stainless appliances, cabinets), all-new bathrooms (tile, vanities, [...])

\$1,425,000

- 8 beds
- 7 baths
- Multi Family
- MultiFamily
- Pending



Basics

Date added: Added 2 months ago

List Office Name: eXp Realty

List Agent Office Phone: 518-810-2895

Living Area sqft: 3549

Category: MultiFamily

Status: Pending

Bathrooms: 7 baths

Year built: 1900

MLS ID: 202611669

List Agent Email: brian.green@exprealty.com

County: Saratoga

Lot Size Acres: 0.15 acres

Type: Multi Family

Bedrooms: 8 beds

Half baths: 1 half bath

Directions

Directions: 87N to Exit 13. North on Route 9. Left on Lincoln. 1/4 mile on the right.

Building Details

Construction Materials: Vinyl Siding

Roof: Asphalt

Fencing: Perimeter

Basement: Unfinished

Architectural Style: Apartment 4 Plus Unit

Interior Features

Floor Covering: Ceramic Tile, Hardwood **Heating:** Ductless, Forced Air

Cooling: AC Pump, Central Air

Bathrooms Full: 6

Above Grade Finished Area Source: Assessor

Exterior Features



Parking: Driveway

Exterior Features: Garden

Lot Size Units: Acres

Lot Size Area: 0.15

Amenities & Features

Sewer: Public Sewer

Water: Public

Financial

Possession: At Closing

Tax Annual Amount: \$8,216.38

Tax Block: 2

Tax Lot: 22.000

Tax Tract: 165.83

School Information

High School: Saratoga Springs

High School District: Saratoga Springs

