



**\$314,900**

- 5 beds
- Triplex
- MultiFamily
- Active

## **58 MABBETT STREET, MECHANICVILLE, NY 12118**

<https://fallatigroup.com>

INVESTORS & OWNER OCCUPANTS, DO NOT MISS THIS OPPORTUNITY TO OWN A RECENTLY RENOVATED TRIPLEX! Potential total annual income \$43,800. Great investment property or chance for owner-occupied investment too! All units recently remodeled! 2 car detached garage, great for storage or extra rental income. Building has a brand new roof with transferable warranty, and has new vinyl siding. Financial info under docs. \*PLEASE NOTE UNIT 2 (UPSTAIRS) IS ONLY AVAILABLE TO SHOW TUESDAYS & THURSDAYS FROM 8AM - 2:30PM. ALL OTHER UNITS ARE AVAILABLE TO SHOW ANYTIME\* LA is Owner.

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### **Basics**



**Date added:** Added 2 months ago

**MLS ID:** 202421691

**List Office Name:** Fortune Realty Group, LLC

**List Agent Email:** Kristen@Fortunerealtygroup.com

**List Agent Office Phone:** 518-860-3551

**County:** Saratoga

**Living Area sqft:** 2100

**Lot Size Acres:** 0.1 acres

**Lot Size Dimensions:** 47 x 165

**Category:** MultiFamily

**Type:** Triplex

**Status:** Active

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Year built:** 1920

**Zoning:** Single Residence

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## Directions

**Directions:** From North Central Ave, Turn on Mabbett Street

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## Building Details

**Construction Materials:** Vinyl Siding

**Patio & Porch:** Front Porch

**Garage Spaces:** 2

**Basement:** Bilco Doors

**Roof:** Asphalt, Other

**Architectural Style:** Other

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## Interior Features

**Floor Covering:** Ceramic Tile, Vinyl

**Heating:** Baseboard, Hot Water, Radiant

**Cooling:** None

**Above Grade Finished Area Source:** Estimated

**Bathrooms Full:** 3

**Bathrooms Total:** 3

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## Exterior Features



**Parking:** Driveway, Off Street, Paved

**Lot Size Units:** Acres

**Lot Features:** Level, Cleared, Corner Lot

**Exterior Features:** None

**Lot Size Area:** 0.1

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## Amenities & Features

**Utilities:** Cable Available

**Sewer:** Public Sewer

**Water:** Public

**Electric:** Other, 200+ Amp Service, Circuit Breakers

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## Additional

**Buyer Agency Compensation:** 2.50

**Sub Agency  
Compensation:** 0.00

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$3,806.21

**Tax Block:** 1

**Tax Lot:** 46.000

**Tax Tract:** 262.53

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## School Information

**High School District:** Mechanicville

