



59 UNION STREET, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

Welcome to Saratoga Springs newest investment opportunity. Walk downtown & enjoy all that Saratoga has to offer: restaurants, shopping, theater, arts, about 1 mile from Saratoga race track, Fasig Tipton, & the Oklahoma track. Completely renovated 2 family home w/new flooring, appliances & windows throughout. 1st floor features 2BRs, 1BA w/washer & dryer inside unit. 2nd floor boasts character w/built ins, brick interior designs skylights, laundry room w/hook ups & master bedroom w/access to porch. Backyard boasts a very large fenced lot w/a bilco door for easy access to the basement, fire pit, off street parking & a garage in the back. Just a block away from the rail trail which gets you to the YMCA, SPAC & miles of trails, the [...]

\$499,900

- 4 beds
- Duplex
- MultiFamily
- Active



Basics

Date added: Added 8 months ago

MLS ID: 202411100

List Office Name: Miranda Real Estate Group Inc

List Agent Email: donellemoffatt@gmail.com

County: Saratoga

Living Area sqft: 1984

Lot Size Acres: 0.34 acres

Lot Size Dimensions: 100X150

Category: MultiFamily

Type: Duplex

Status: Active

Bedrooms: 4 beds

Half baths: 0 half baths

Year built: 1900

Directions

Directions: West Circular St to Union St.

Building Details

Construction Materials: Vinyl Siding

Patio & Porch: Side Porch, Front Porch

Garage Spaces: 1

Basement: Full

Roof: Asphalt

Architectural Style: Traditional

Doors: French Doors

Fencing: Wood, Back Yard, Front Yard

Interior Features

Floor Covering: Tile, Vinyl

Heating: Forced Air, Humidity Control

Interior Features: Other, High Speed Internet, Built-in Features

Above Grade Finished Area Source: CRS

Laundry Features: Laundry Room, Upper Level

Bathrooms Full: 2

Bathrooms Total: 2



Exterior Features

Parking: Detached, Driveway, Garage, Off Street

Lot Size Area: 0.34

Lot Size Units: Acres

Lot Features: Level, Cleared

Amenities & Features

Utilities: Cable Available

Water: Public

Sewer: Public Sewer

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.

Financial

Possession: At Closing

Tax Annual Amount: \$6,802.33

Tax Lot: 45.000

Special Listing Conditions: Standard

Tax Block: 2

Tax Tract: 165.82

School Information

High School District: Saratoga Springs

