



\$329,000

<https://fallatigroup.com>

Discover this rare 3-family gem with a 2-car garage in the heart of Scotia Village! Ideal for owner-occupied or investors. 1st and 2nd floor boasts spacious flats with 3 bedrooms on the 1st floor, 2 bedrooms on 2nd floor, and 1 bedroom on third floor with bonus area and storage. Features include hardwood floors, a private backyard/large side yard, and ample storage. Detached garage perfect for storage and/or parking. Garage also has upstairs workshop area. This well-maintained property is currently renter-occupied with long-term renters on first and second floor who wish to stay. Conveniently located near restaurants and highway access.

- 6 beds
- Triplex
- MultiFamily
- Active

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## Basics



**Date added:** Added 8 months ago **MLS ID:** 202418494

**List Office Name:** Coldwell  
Banker Prime Prop.

**List Agent Email:**  
Christine.frith@coldwellbankerprime.com

**List Agent Office Phone:**  
518-928-9923

**Living Area sqft:** 2104

**Lot Size Acres:** 0.16 acres

**Lot Size Dimensions:** 50 x 140

**Category:** MultiFamily

**Type:** Triplex

**Status:** Active

**Bedrooms:** 6 beds

**Half baths:** 0 half baths

**Year built:** 1909

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## Directions

**Directions:** Mohawk Ave to Saratoga Rd (Rt 50), Left on Bruce

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## Building Details

**Construction Materials:** Aluminum Siding **Patio & Porch:** Porch, Rear Porch, Front Porch, Patio

**Garage Spaces:** 2

**Basement:** Full, Unfinished

**Roof:** Metal, Rubber, Slate

**Windows:** Screens, Curtain Rods

**Architectural Style:** Traditional

**Fencing:** Partial

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## Interior Features

**Floor Covering:** Carpet, Hardwood, Vinyl, Wood

**Heating:** Baseboard, Electric, Natural Gas

**Cooling:** None

**Interior Features:** High Speed Internet, Ceramic Tile Bath

**Laundry Features:** Electric Dryer Hookup, Laundry Closet, Main Level, Upper Level, Washer Hookup

**Bathrooms Full:** 3

**Bathrooms Total:** 3



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## Exterior Features

**Parking:** Detached, Driveway, Garage, Off Street, Stone, Workshop in Garage

**Exterior Features:** None

**Lot Size Units:** Acres

**Lot Size Area:** 0.16

**Lot Features:** Private, Level, Landscaped, Wooded, Cleared

**View:** None

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## Amenities & Features

**Utilities:** Cable Connected

**Sewer:** Public Sewer

**Water:** Public

**Electric:** Circuit Breakers

**Security Features:** Firewall(s), Smoke Detector(s), Carbon Monoxide Detector(s)

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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:** \$5,919

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## School Information

**High School:** Scotia-Glenville

**High School District:** Scotia Glenville

