



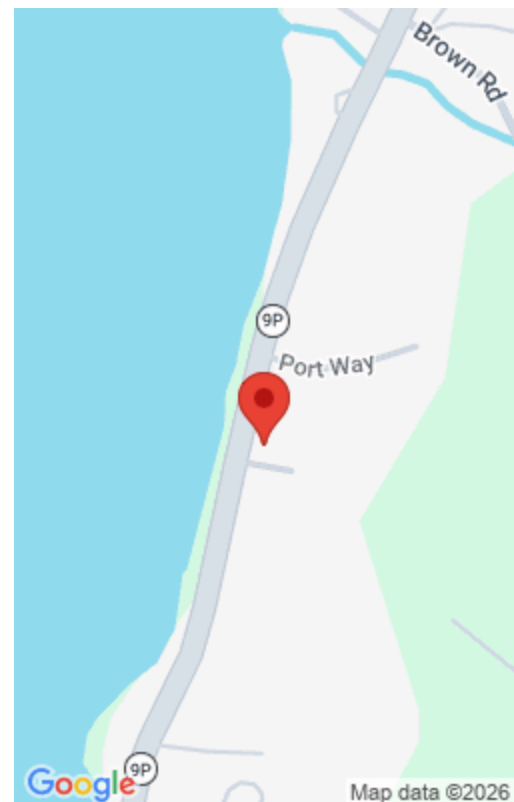
\$600,000

774 NYS ROUTE 9P, STILLWATER, NY 12866

<https://fallatigroup.com>

Hello, Saratoga Lake! This 3-family home on Saratoga Lake is the definition of a grand & rare waterfront opportunity. Set on .55 acres on 9P.. For investors: Three rental units currently net \$4,125. Cash-positive! Separate meters, public sewer, parking for 11. Buyers looking for a lakefront dream setting, lots of different uses: Airbnb, summer rentals @ higher rates. ALSO! This property can be combined w/ 2 Bel Air Dr. in the rear, a separate .69-acre parcel that holds a 2-bed/1-bath modular home now. Total deal wd be \$1,094,000 for 1.24 acres of prime lakefront with west-facing sunset views. Bring your boats & imagination. Close to everything: Restaurants, downtown Saratoga, Saratoga Race Track & Saratoga State Park.

- 5 beds
- Triplex
- MultiFamily
- Pending



Basics

Date added: Added 3 years ago

List Office Name: Keller Williams Capital Dist

List Agent Office Phone: 518-281-6808

County: Saratoga

Lot Size Acres: 0.55 acres

Category: MultiFamily

Status: Pending

Half baths: 0 half baths

Zoning: Multi Residence

MLS ID: 202319064

List Agent Email: scottvarley@kw.com

Days On Market: 42

Living Area sqft: 1740

Lot Size Dimensions: 169x121

Type: Triplex

Bedrooms: 5 beds

Year built: 1930

Directions

Directions: NY-9P S/Saratoga County Veterans Memorial Bridge continue to follow NY-9P S Pass by the gas station (on the left in 0.2 mi)

Building Details

Construction Materials: Vinyl Siding

Basement: Apartment, Exterior Entry, Finished, Full, Heated, Walk-Out Access

Windows: Screens, Blinds, Insulated Windows

Architectural Style: 3 Story

Patio & Porch: Wrap Around, Rear Porch, Deck, Enclosed, Patio

Roof: Metal

Property Condition: Updated/Remodeled

Interior Features



Floor Covering: Hardwood, Laminate, Vinyl

Heating: Electric, Forced Air, Hot Water, Propane, Propane Tank Leased, Radiant Floor

Cooling: None

Interior Features: Paddle Fan, High Speed Internet

Above Grade Finished Area Source: Estimated

Bathrooms Full: 3

Bathrooms Total: 3

Exterior Features

Parking: Driveway, Off Street, Paved

Exterior Features: None

Lot Size Units: Acres

Lot Size Area: 0.55

Lot Features: Road Frontage, Sloped, Views, Waterfront

Amenities & Features

Utilities: Cable Available

Sewer: Public Sewer

Water: Drilled Well

Electric: 150 Amp Service

Waterfront Features: Shared, Dock, Lake/River Across Rd, Lake Front, Beach Front

Body of Water: Saratoga Lake

Other Equipment: Fuel Tank(s)

Security Features: Carbon Monoxide Detector(s)

Fees

Insurance Expense: \$2,100

Electric Expense: \$100

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

Special Listing Conditions: Third Party Approval

Tax Annual Amount: \$7,959 **Tax Block:** 1

Tax Lot: 7.000

Tax Tract: 206.13

School Information

Elementary School: Stillwater

High School: Stillwater

High School District: Stillwater

