



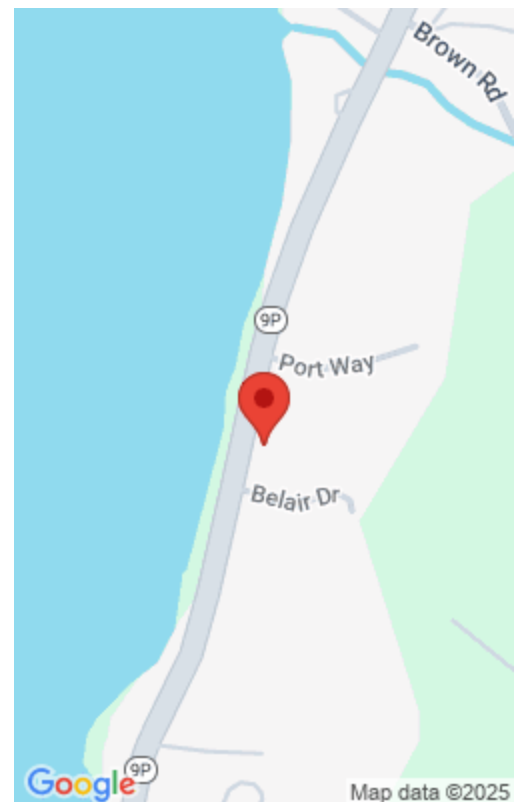
## 774 NYS ROUTE 9P, STILLWATER, NY 12866

<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.

**\$600,000**

- 5 beds
- Triplex
- MultiFamily
- Pending



# Basics

**Date added:** Added 2 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

**Cooling:** None

**Above Grade Finished Area Source:** Estimated

**Bathrooms Total:** 3

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

**Interior Features:** Paddle Fan, High Speed Internet

**Bathrooms Full:** 3

## Exterior Features

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

**Lot Size Units:** Acres

**Lot Features:** Road Frontage, Sloped, Views, Waterfront

**Exterior Features:** None

**Lot Size Area:** 0.55

## Amenities & Features

**Utilities:** Cable Available

**Water:** Drilled Well

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

**Other Equipment:** Fuel Tank(s)

**Sewer:** Public Sewer

**Electric:** 150 Amp Service

**Body of Water:** Saratoga Lake

**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.

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## 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

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## School Information

**Elementary School:** Stillwater

**High School:** Stillwater

**High School District:** Stillwater

