



\$789,900

8 BIRCH AVENUE, LAKE GEORGE, NY 12845

<https://fallatigroup.com>

Rare opportunity to own a fully renovated triplex in the Village of Lake George with coveted Tourist Commercial zoning—perfect for short-term rentals like Airbnb. Just minutes from the Village of Lake George, beaches, dining, mini golf & other entertainment, this 3-unit gem was completely redone in 2020. Unit A: 2 bed/1 bath with rear deck. Unit B: 5 bed/2 bath with 2 gas fireplaces & deck. Unit C: 1 bed, 1 bath and office/den w/ cozy gas fireplace. All units feature granite countertops, stainless appliances, and tile/vinyl flooring throughout. A prime investment or ideal owner-occupied opportunity in an un-beatable location! Unleash its full potential!

- Multi Family
- Commercial Sale
- Active

Basics



Date added: Added 2 weeks ago
List Office Name: Oxford Property Group USA
List Agent Office Phone: 518-752-8186
County: Warren
Lot Size Acres: 0.2 acres
Category: Commercial Sale
Status: Active
Zoning: Commercial

MLS ID: 202514041
List Agent Email: mariahj@opgny.com
Building Area Total: 3400
Living Area sqft: 3400
Lot Size Dimensions: 8712sf
Type: Multi Family
Year built: 1949

Directions

Directions: Head north on I87 , exit 21 towards Lake George Village left on 9, left on Birch Ave.

Building Details

Construction Materials: Vinyl Siding

Patio & Porch: Pressure Treated Deck, Patio

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

Roof: Asphalt

Architectural Style: Multiple Dwelling Unit, Traditional, Other

Interior Features

Floor Covering: Tile, Vinyl **Heating:** Forced Air, Natural Gas

Cooling: Central Air

Interior Features: High Speed Internet, Paddle Fan, Ceramic Tile Bath

Bathrooms Total: 4

Exterior Features



Parking: Off Street, Paved

Exterior Features: None

Lot Size Units: Acres

Lot Size Area: 0.2

Lot Features: Road Frontage, Cleared, Corner Lot

Amenities & Features

Sewer: Public Sewer

Water: Public

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$7,263.01

Tax Block: 1

Tax Lot: 23.000

Tax Tract: 264.10

School Information

Elementary School: Lake George

High School: Lake George

High School District: Lake George

