



\$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!

- 8 beds
- Triplex
- MultiFamily
- Pending

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### Basics



**Date added:** Added 3 weeks ago  
**List Office Name:** Oxford Property Group USA  
**List Agent Office Phone:** 518-752-8186  
**County:** Warren  
**Lot Size Acres:** 0.2 acres  
**Type:** Triplex  
**Bedrooms:** 8 beds  
**Year built:** 1949

**MLS ID:** 202514040  
**List Agent Email:** mariahj@opgny.com  
**Days On Market:** 17  
**Living Area sqft:** 2695  
**Category:** MultiFamily  
**Status:** Pending  
**Half baths:** 0 half baths

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## Directions

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

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## Building Details

**Construction Materials:** Stone, Vinyl Siding

**Patio & Porch:** Pressure Treated Deck, Rear Porch, Covered, Front Porch, Patio

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

**Roof:** Asphalt

**Windows:** Blinds, Curtain Rods

**Property Condition:** Updated/Remodeled

**Architectural Style:** Traditional, Other

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## Interior Features

**Floor Covering:** Tile, Vinyl

**Heating:** Forced Air, Natural Gas

**Cooling:** Central Air

**Fireplace:** 3

**Fireplace Features:** Basement, Bedroom, Gas, Living Room

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

**Above Grade Finished Area Source:** CRS

**Laundry Features:** Common Area, Electric Dryer Hookup, In Basement, Washer Hookup, Other

**Bathrooms Full:** 4

**Bathrooms Total:** 4



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## Exterior Features

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

**Lot Size Units:** Acres

**Lot Features:** Road Frontage, Cleared, Corner Lot

**Exterior Features:** None

**Lot Size Area:** 0.2

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**Sewer:** Public Sewer

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## Fees

**Insurance Expense:** \$4,676

**Electric Expense:** \$5,300

**Water Sewer Expense:** \$460

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$7,263.01

**Tax Lot:** 23.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 264.10

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## School Information

**Elementary School:** Lake George

**High School District:** Lake George

**High School:** Lake George

