



\$669,900

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
- 4 baths
- Triplex
- MultiFamily
- Pending

Basics



Date added: Added 6 months ago

MLS ID: 202514040

List Agent Email: MariahJ@FindRealEstate.com

Days On Market: 125

Living Area sqft: 3195

Category: MultiFamily

Status: Pending

Bathrooms: 4 baths

Year built: 1949

Contingency: Contingent - Continue to Show

List Office Name: Find Advisors

List Agent Office Phone: 518-752-8186

County: Warren

Lot Size Acres: 0.2 acres

Type: Triplex

Bedrooms: 8 beds

Half baths: 0 half baths

Directions

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

Building Details

Construction Materials: Stone, Vinyl Siding

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

Windows: Blinds, Curtain Rods

Architectural Style: Traditional, Other

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

Roof: Asphalt

Property Condition: Updated/Remodeled

Interior Features

Floor Covering: Tile, Vinyl

Cooling: Central Air

Fireplace Features: Basement, Bedroom, Gas, Living Room

Above Grade Finished Area Source: CRS

Bathrooms Full: 4

Heating: Forced Air, Natural Gas

Fireplace: 3

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

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

Bathrooms Total: 4



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

Amenities & Features

Utilities: Cable Available

Water: Public

Sewer: Public Sewer

Fees

Insurance Expense: \$4,676

Electric Expense: \$5,300

Water Sewer Expense: \$460

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

School Information

Elementary School: Lake George

High School District: Lake George

High School: Lake George

