



**\$699,900**

## **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
- 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

**Type:** Triplex

**Bedrooms:** 8 beds

**Year built:** 1949

**MLS ID:** 202514040

**List Agent Email:** mariahj@opgny.com

**Days On Market:** 92

**Living Area sqft:** 2695

**Category:** MultiFamily

**Status:** Active

**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



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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

