

Listing #1



7 Lincoln Ave, Fort Edward, NY 12828

List Price	\$159,900 on 08/01/2022
Status	Active for Sale
Listing ID	11020860
Property Type	Multi-Unit (2-4)
Listing Type	Exclusive Right
County	Washington
Township	Fort Edward
School	FORT EDWARD UNION FREE SCHOOL DISTRICT
Total Tax	\$2,835
Tax ID	533001-163.018-0002-007.000
Year Renovated	2021

Broker/Agent Remarks

Call for showing instructions. Please allow a 24-48 hour notice.
Call/text roseanne 518-744-0014 roselemery@yahoo.com
or Lisa 518-368-9396 lisa.mohanlal@yahoo.com

Marketing Text

Looking for that perfect 2 family? How about a 2 family with lots of space? Nicely renovated with a three bedroom unit up and a three bedroom unit down. Perfect for the owner occupied home. All new kitchen fixtures, and a washer and dryer hook up for each unit. All new windows, doors, floor coverings, lighting fixtures, bathrooms super floor plans in each unit. Positive cash flow on day one! Leases in place through 9/30/2022.

ROSEANNE M LEMERY REALTY. Roseanne M. Lemery, 518-744-0014; roselemery@yahoo.com. or Lisa Mohanlal; 518-368-9396.

Property Details

- 6 Total Bedrooms
- 2 Full Baths
- 1998 Sq. Ft.
- Renovation: Nicely renovated 2 Family Home. Everything has been taken care of for you. You just move in! OR...start collecting rents. Updated bathrooms, kitchens, new appliances flooring, lighting, etc. Really well done!
- 0.07 Acres
- Built in 1900
- Renovated 2021
- 2 Stories
- Available 8/01/2022
- Two Story Style
- Full Basement
- Lower Level: Unfinished

Unit Information

Unit #1 – Residential, Gross Area: 1998, Rent Price: 1570, Bedrooms: 6, Full Baths: 2, Occupied

Interior Features

- Open Kitchen
- Laminate Kitchen Counter
- Oven/Range
- Refrigerator
- Dishwasher
- Stainless Steel
- Appliance Hot Water Heater
- Carpet Flooring
- Laminate Flooring
- 10 Rooms
- Living Room
- Master Bedroom
- Kitchen
- Laundry
- First Floor Master
- First Floor Bathroom
- Forced Air
- Other Heat Type
- Natural Gas Fuel
- Natural Gas Avail
- 200 Amps

Exterior Features

- Vinyl Siding
- Municipal Water
- Municipal Sewer
- Fence
- Open Porch
- Near Bus
- Near Train

Taxes and Fees

- \$1,399 School Tax
- \$690 County Tax
- \$746 Village Tax
- Tax Year 2022

Listing Information

- Exclusive Right Listing
- Listed: 8/01/2022
- Expires: 7/31/2023
- Total Comm.: 6.0%
- Compensation: 2.5%

Showing Information

- Sign Posted: Yes
- Please allow 24-48 hours for showing. Call or text 518-744-0014 or 518-368-9396 to schedule an appointment.

Directions

South on Route 4. Turn left onto East Street. Left onto Wing St., just before the train station. Left onto Taylor and Right onto Lincoln. Last house on the left. #7.

Listing Agents

Roseanne M. Lemery, ROSEANNE M LEMERY REALTY 518-744-0014 roselemery@yahoo.com
Lisa Mohanlal, ROSEANNE M LEMERY REALTY 518-368-9396 lisa.mohanlal@yahoo.com

Listing data is deemed reliable but is NOT guaranteed accurate.