

MLS #: M152538A (Active) List Price: \$285,000 (130 Views) 146 old military road Lake Placid, NY 12946



TYPE: Apartments
LAYOUT: 1 Building
YEAR BUILT: 1970
APX TOTAL SQFT: 3000
UNITS OCCUPIED: 100
GARAGE/CARPORT: 1 Car Garage, Detached Garage
PARKING SPACES OPEN:
PARKING SPACES COVERED:

AREA: Lake Placid, North Elba
COUNTY: Essex
TOWN: N Elba
SUBDIVISION: NONE
SCHOOL DISTRICT: LAKE PLACID
WATERFRONT: No
WATERFRONT FOOTAGE: -
BODY OF WATER: None
WATERFRONT INFO: None

ASSESSORS PARCEL/TAX MAP #: 42.074-3-13.110 **ASSESSED VALUE:** 244400 **APA:** Rural
VOLUME: 1552 **PAGE:** 199 **INSTRUMENT:** deed **DEED DATE:** 9/28/2007
DOCUMENTS/EXEMPTIONS: No Exemptions **TOTAL TAXES \$:** 2800

LOT DIMENSIONS: .63 acre **APX ACREAGE:** 0.63 **ZONING:** Residential
ROAD/LOT DESCRIPTION: Gravel, Paved, ROW, Cleared Lot, Level

	Un#:	Bd:	FB:	HB:	Range:	Refrig:	Dshwshr:	Apx Un SF:	Apx Rent/Mo:	Lsed:	Utl Pd By:
Unit 1:	apt	2	0	0				750	750		
Unit 2:	apt	2	0	0				760	750		
Unit 3:	apt	2	0	0				800	750		
Unit 4:	apt	1	0	0				700	625		
Unit 5:		0	0	0				0			
Unit 6:		0	0	0				0			
Unit 7:		0	0	0				0			
Unit 8:		0	0	0				0			

MAINTENANCE: **LAWN/SNOW REMOVAL:** **GARBAGE EXPENSE:**
MANAGEMENT: **UTILITY EXPENSE:** **INSURANCE:** 1400
WATER/SEWER \$: \$0 **OTHER EXPENSE:** **NET INCOME:** **GROSS INCOME:** 34500

EXTERIOR: Vinyl **VIEWS:** Mountains
ROOF: Composition Shingle **APPLIANCES:** Carbon Monoxide Detector, Range/Oven-Electric, Range/Oven-Gas, Refrigerator
BASEMENT/FOUNDATION: Crawl, Block **INTERIOR FEATURES/WINDOWS:** Cable TV, Thermal Pane
WATER HEATER: Electric **EXTERIOR FEATURES:** Deck, Gravel Drive, Outdoor Lighting, Storage Shed, Trees
HEATING: Oil/Hot Water
A/C/COOLING: None
ELECTRIC: 200 Amps

WATER/SEWER/GAS: Public Water, Septic

DIRECTIONS: Old Military #146. turn down driveway to rear of property

REMARKS: A good income investment in the Lake Placid area which includes 4 apartments and two garages. New windows and water heater. Tenants pay their own electric while oil heat is included in the rent(approximately \$4500/year). No village taxes. Occupancy rate excellent.

AGENT REMARKS:

OWNER'S FULL LEGAL NAME: katherine hanford
SUBAGCOMM: 3 **BYRAGCOMM:** 3 **BRKAGCOMM:** 3 **AGENCY:** ERTS **RNTL/OCC:** Tenant
SALE TYPE: Conventional **TERMS:** Conventional **SHOWING INSTRUCTIONS:** 24 Hour Notice
CONTRACT DATE: 4/28/2015 **ACTIVE DOM:** 0 **DAYS ON MARKET:** 58
DISPLAY ON INTERNET: Yes **DISPLAY ADDRESS:** No **ALLOW AVM:** Yes **ALLOW COMMENTS:** Yes

OFFICE NAME: Whiteface Realty (#:111)
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LISTING AGENT: Arthur Jubin (#:1)
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Information Herein Deemed Reliable but Not Guaranteed