



GREENE

450 Mountain Ave., Purling, NY, 12470

<https://stevhubbardrealestate.com>

\$160,000

This 4 unit building is a wonderful opportunity for one looking for a project that is well worth the investment of money and time. The apartments offer a nice, sensible arrangement of space with nice, comfortable room sizes, wood floors and high ceilings. The wood floors need sanding. Vinyl and carpet needs replacing. Plus new appliances and windows are called for. But when completely redone this 4 unit building could be exceptionally nice and easy to rent to good stable tenants.

Addendum: Annual gross income could easily be \$36, 000 after renovations resulting in a probable operating net of \$26, 000.

MLS #: 20074865

Listing Category: Multi-family

Year built: 1950

Lot: 7

Number of Units: 4

Unit 1 Baths: 1

Unit 2 Bedrooms: 2

Unit 2 SqFt: 825

Unit 3 Baths: 1

Unit 4 Bedrooms: 2

Unit 4 SqFt: 713

Zone: Residential

Acreage: 0.36

Age: 41-60

Basement: Full

Unit 1 Bedrooms: 2

Unit 1 SqFt: 825

Unit 2 Baths: 1

Unit 3 Bedrooms: 2

Unit 3 SqFt: 744

Unit 4 Baths: 1

Survey:

INTERIOR FEATURES

Appliances: Range, Refrigerator

Flooring: Carpet, Vinyl, Wood

UTILITIES

Heat Source: Baseboard, Hot Water

Heating Fuel: Oil

Water: Drilled Well

Plumbing: Mixed

Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Garage Detached
Garage/Parking Extras: Off Street
Construction: Frame/stick
Lot Features: Slope-gently

Garage Capacity: Two
Style: Two Story
Siding: Clapboard
Lot Dimensions: 89x200

LOCATION DETAILS

Area/Town: Greene
Elementary School:
Directions: Take Cr 24 From Main St. In Cairo To Property On Right. See Sign

School District:
Lot/Site: Hamlet/village

LISTED BY

Office Name: Hubbard, Steve Real Estate
Agent Last Name: Hubbard
Agent First Name: Steve
Post Updated: 2024-01-24 17:18:40



CALL US NOW

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