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MLS#: 201829407	Status:	List Price: \$280,000	Basement: Part
Address: 82 MILLERS CORNERS RD		Map: 126ep120	Exterior: Cedar, Vinyl
City/Town (taxing entity) Nassau		Zip 12018	
City/Town (Mail Address) Averill Pa		Village:	Style: 4 Family
County: Rensselaer	Locale:		Roof: Asphalt Shingle, Rubber Attached
School District: Averill Park	Projected School:		Garage:

	UNIT LOC	#RM	#BR	FB/PB	OCC	AVAIL	M RENT	OWNER FURNISHES	APPLIANCES
Unit 1:	2R	7	3	1 / 0			\$1,700		# Stoves: 4
Unit 2:	2L	4	1	1 / 0			\$900		# Refrigerators: 4
Unit 3:	1R	4	2	1 / 0			\$975		# Dishwashers:
Unit 4:	1L	3	1	1 / 0			\$900		# Washers: 1
Unit 5:				/					# Dryers: 1
Unit 6:				/					# A/C: 2
Unit 7:				/					Age: 39
Unit 8:				/					

Remarks: **Attention investors! Don't miss out on this fantastic investment opportunity! Large country 4-unit offering privacy, 4 garage bays, and in-ground pool for tenant use. Oil heat is supplemented by an outdoor wood boiler. *Property includes adjoining 2 acre lot (tax map ID#169.-5-6.2).**

Directions: **From Alb., take I-90 E to exit 8 to NY 43 E, cross Route 4, take 1st R on County Route 55 (Best Rd), follow to Millers Corners Rd, property on L**

Heat System: **Hot Water, See Remarks** Cooling: **Wall A/C Unit** Sewer: **Septic**
 Heat Fuel: **Oil, Wood** Water: **Dug Well**

Condition: **Very Good**
 Lot Size:
 Description: **Level, Hilly, Treed, Privacy View.**
 Acres: **5.400**
 Above Gr SqFt: **4580**
 Below GR SqFt:

EXPENSES	ANNUAL TAXES	ANNUAL INCOME
Oil: \$ 1205 Estimate	General: \$ 3,857 A	Rental: \$ 53,700 A
Electric: \$ 6,300... Estimate	Village: \$	Other: \$
Gas: \$	School: \$ 6,130 A	Total: \$
Water: \$	Total Taxes: \$ 9,987 A	
Sewer: \$	Spec Assess: \$	Offering Terms:
	Possession:	Assum Mtg:
Insurance: \$		Balance: \$
Miscellaneous: \$ 1803 Estimate		Rate:

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