



Map data ©2018 Google

MLS#:	201829407	Status:	List Price:	\$337,900	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:	Attached

	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:	\$ 6,30... Estimate	Village:	\$	Other:	\$
Gas:	\$	School:	\$ 6,130 A	Total:	\$
Water:	\$	Total Taxes:	\$ 9,987 A	Offering Terms:	
Sewer:	\$	Spec Assess:	\$	Assum Mtg:	
Insurance:	\$	Possession:		Balance:	\$
Miscellaneous:	\$ 1803 Estimate			Rate:	

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