

Property Type MF - Multi-Family Buyer's Public Report



MLS#: 27105413	Status: Active	List Price: \$169,900	Basement: Full, Crawl Space
Address: 410-412 UNION ST		Map: 2CH90	Exterior: Brick, Stucco, Vinyl
City/Town: Schenectady	Village:	Style: 5 Family	
County: Schenectady County	Locale: urban		Roof: Asphalt Shingle,
School District: Schenectady	Projected School:		Garage:

UNIT LOC	#RM	#BR	FB/PB	OCC	AVAIL	M RENT	OWNER FURNISHES	APPLIANCES
Unit 1: 1st floo	2	1	1 / 0	Month-to-Month,	@closing	375	Hot Water, Water & Sewer, Trash Removal,	# Stoves: 4
Unit 2: 1st flr	3	1	1 / 0	Month-to-Month,	@closing	400	Hot Water, Water & Sewer, Trash Removal,	# Refrigerators: 4
Unit 3: 2nd flr	3	1	1 / 0	Month-to-Month,	@closing	400	Hot Water, Water & Sewer, Trash Removal,	# Dishwashers: 0
Unit 4: 2nd flr	4	2	1 /	Month-to-Month,	at clsg	525	Hot Water, Water & Sewer, Trash Removal,	# Washers: 0
Unit 5: 1st flr	2		/ 1	Leased	at clsn	720	Water & Sewer, Trash Removal	# Dryers: 0
Unit 6:			/					# A/C: 0
Unit 7:			/					Age: 90
Unit 8:			/					

Remarks: **Present owner is seeing up to 700 a month in positive cash flow. Fully rented with good long term tenants. Numerous updates and improvements. No rent increases in over a year so rents could be raised. Separate utilities, landlord pays hot water. Property near Union College. Seller moving across country for job opportunity, needs to sell fast. Good Money Maker.**

Directions: **Erie Blvd to UNion, right on Union, 2nd block on right hand corner.**

Condition: **Good**
 Lot Size: **49x72**
 Description: **Corner, Level**
 Acres:
 Above Gr SqFt: **5529**
 Below GR SqFt:

Heat System: **Hot Air, Baseboard** Cooling: **None** Sewer: **Public**
 Heat Fuel: **Electricity, Natural Gas** Water: **Public**

EXPENSES		ANNUAL TAXES		ANNUAL INCOME	
Oil:	\$	General:	\$	Rental:	\$ 2500 m
Electric:	\$	Village:	\$	Other:	\$ Estimated
Gas:	\$	School:	\$	Total:	\$ 30000 Estimated
Water:	\$ Unknown	Spec Assess:	\$		
Sewer:	\$	Possession:		Offering Terms:	Cash Only
Total Taxes:	\$ 4000 Estimated			Assum Mtg:	
Insurance:	\$			Balance:	\$
Miscellaneous:	\$			Rate:	

The information in this listing was gathered from third party sources including the seller and public records. CRMLS and its subscribers disclaim any and all representations or warranties as to the accuracy of this information.

Main and Interior Photo Brochure

410-412 UNION ST

Schenectady

\$169,900



PROPERTY INFORMATION

MLS # 27105413
Status **Active**
Type **3 Family +**
SBA 411



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