

\$470,000 - 1563-1567 Route 28, Glenford

MLS® #20231266

\$470,000

Bedroom, Bathroom,
Multi-Family on 2 Acres

N/A, Glenford, NY

Terrific, well-maintained investment property where tenants pay all utilities, just a few minutes into Woodstock and 12 minutes to Kingston. It's a desirable location for any tenant with plenty of backyard for all three and a quick walk to the Rail Trail. Brand new \$38,000 septic system, new furnace for 2-bedroom unit and new electric water heaters. The three units are side by side, affording privacy for all tenants: no noisy neighbors upstairs. All units are currently vacant for sale purposes but has served the current owner well, always rented, although the rents were under market. Rents projected, in a rental market where long-term rental inventory seems to be at an all-time, low reflect current market value market value. Cap rate would be a very healthy 8.9 per cent. (One of the listing agents is the owner of the property.)

Built in 1951

Essential Information

MLS® #	20231266
Price	\$470,000
Acres	1.51
Year Built	1951
Type	Multi-Family
Sub-Type	3 Family
Style	CAPE
Status	SOLD



MLS ucbr_sold

Community Information

Address 1563-1567 Route 28
Area HURLEY
Subdivision N/A
City Glenford
State NY
Zip Code 12433

Amenities

Parking DRIVEWAY, LOT
Garages None

Interior

Appliances RANGE, REFRIGERATOR
Heating HOT WATER, STEAM
Has Basement Yes
Basement PARTIAL

Exterior

Lot Description LEVEL
Roof ASPH SHINGLE
Construction FRAME/STICK

School Information

District Onteora Central

Additional Information

Date Listed May 15th, 2023
Days on Market 335
Zoning RES 1