



Type: Apartments
Layout: 1 Building
Year Built: 1940
Apx Total SqFt: 4000
Units Occupied: 2
Garage/Carport: 4+ Car Garage
Parking Spaces Open: 6.00
Parking Spaces Covered: 0.00

Area: Willsboro, Essex, Elizabethtown, Lewis, Westport
County: Essex
Town: Lewis
Subdivision: None
School District: Boquet Valley Central School

Assessors Parcel/Tax Map #: 47.13-1-18.000 **Assessed Value:** 150000 **APA:**
Volume: 1328 **Page:** 42 **Instrument:** Deed **Deed Date:** 7/22/2002
Documents/Exemptions: Deed **Total Taxes \$:** \$3,243
Lot Dimensions: **Apx Acreage:** 0.2
Lot Description: Cleared, Corner Lot, Level **Zoning:**
Road: Paved, Public

	Un#	Bd	FB	HB	Range	Refrig	Dshwshr	Apx Un SF	Apx Rent/Mo	Lsed	Utl Pd By
Unit 1	1							1000	700		
Unit 2	2							1000	675		
Unit 3	Stor							2000			
Unit 4	Barn							1292			
Unit 5											
Unit 6											
Unit 7											
Unit 8											

Exterior: Wood Siding
Roof: Metal
Basement/Foundation: Dirt Floor, Exterior Entry, Partial
Water Heater: Electric
Heating: Hot Water, Oil
A/C/Cooling: None
Electric: 200 Amps
Water/Sewer/Gas: Water Connected, Septic

Views: Commercial, Residential
Appliances: Smoke Detector
Interior Features: Alarm System, Cable TV
Windows:
Exterior Features: Barn/Shed, Porch Covered

Brokers Agent Comm: 2.5 **Buyer Agt Comm:** 2.5 **Sub Agt Comm:** 2.5

Remarks: This well maintained multi-family/multi-use building in a well trafficked area across from the Lewis Post Office offers tremendous potential. Currently used as a store on ground level with two large consistently-rented income producing apartments upstairs each with their own kitchen and bath. The store has very large retail space, and equally large storage rooms for your inventory or mail order business. Could convert the store into apartments with already existing separate entrances. In addition is a large tall barn for further storage or conversion into a 4 car garage. One could not recreate this building at the offer price.

Information Herein Deemed Reliable but Not Guaranteed
 MLS #: M174351A