

\$385,700 - 1295 County Route 7, Ancram

MLS® #380086

\$385,700

Bedroom, Bathroom,
Multi-Family on 0 Acres

N/A, Ancram, New York

THREE MULTI-DWELLING INCOME PRODUCING PROPERTY! Two houses, two physical address, one deed! Almost \$45,000 in Annual Gross rents! A truly rare-find and opportunity to own this Charming **THREE** Multi-dwelling/Commercial Complex nestling on the Historic Hamlet of Ancram. Built in the 1800, the Post Office Building, long term lease till 2025, used to be a town hall and had various businesses in it including 2 different smaller businesses, boast 4 egresses and 2 bathrooms, handicapped ramp, handicapped parking, and ample parking spaces. A 2-bedroom, 1 bath apartment with screened porch and hardwood floors above the Post Office with longtime renters. A beautiful 2-bedroom 1 bath Cottage offers an open floor plan, hardwood floors, screened porch sits at the back of the property. These two houses each have their own physical address, one on Route 82 and PO building on County Route 7, all on one deed. Prime and high visibility location. Sited right across the town park w/ summer day camp, swimming pool, baseball field and basketball court free to local residents. The building across the driveway was permitted to construct a breakfast/lunch cafe and store with professional business offices upstairs. A nearby Opera house for entertainment and rejuvenation. Other Highlights include Metal Roof on both houses, Two Individual New high efficiency demand hot water heating system for PO and Apartment with separate LP gas tanks. Two



deep wells with good water in each with one new pump and one about 6 years old. Conventional septic system for cottage and MultiFlo processing system for PO/Apartment. All appliances in apartment and cottage, high-efficiency water softener and AC in the Post office bldg are within 5 years old, Lots of Potentials! Live in the cottage and pay the mortgage with the rental income or have a family complex. Income and Expense Statement available. NOTE: COTTAGE IS RECENTLY PAINTED. ALL UNITS TENANT OCCUPIED! LONG TERM GREAT TENANTS!

Built in 1800

Essential Information

MLS® #	380086
Price	\$385,700
Acres	0.40
Year Built	1800
Type	Multi-Family
Sub-Type	2-4 Family
Status	ACTIVE

Community Information

Address	1295 County Route 7
Area	COLUMBIA COUNTY
Subdivision	N/A
City	Ancram
County	Columbia County
State	New York
Zip Code	12502

Amenities

Parking	Off Street, 3+ Cars
View	Greenbelt, Mountain

Interior

Interior	Vinyl, Wood, Concrete
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Heating	Forced Air, Oil
Cooling	Window Unit(s)

Exterior

Exterior	Vinyl, Wood
Exterior Features	Outside Lighting, Porch, Screened Porch, Storm Windows
Lot Description	Views, Sloping
Roof	Metal
Construction	Post and Beam

School Information

District	Taconic Hills Central
Elementary	Taconic Hills Elem
Middle	Taconic Hills Middle
High	Taconic Hills HS

Listing Details

Listing Office	BHHS HUDSON VALLEY PROPERTIES RD
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