

# *FOR SALE*

*Excellent Condition 2-Family Residence w/3-Car Garage*

*1402 Chrisler Avenue, Schenectady, NY 12303*

*(Mont Pleasant)*

*(This Home Is A Must See)*

*Offered at \$79,900*



*Lot Size: 35.5' x 130' +-*

*Exterior: Vinyl Siding, Aluminum, soffit and trim.*

*Large paved driveway and parking area*

*Grounds: Well landscaped with many perennials,*

*First Floor: Open front porch and enclosed rear porch*

*2-Bedroom apartment with tile and hardwood flooring, spacious kitchen with oak cabinets, ceramic tile floor, new appliances and pantry, large closets, living room, dining room, nice full bath,*

*(Continued on reverse)*

**Second Floor:** Open front porch and enclosed rear porch  
3-Bedroom apartment with commercial tile and hardwood flooring, spacious kitchen with nice cabinets, new appliances and pantry, large closets, living room, dining room, nice full bath,  
**Hardwood floors first and second floors,**  
**Detached 3-Car Garage** with blacktop floor,

**Attic:**

Full third floor insulated attic with flooring throughout,

**Basement:** Full basement, high ceilings, washer and dryer hookups,

**Foundation:** Stone

**Electrical System:** 200 Amp service, split with two electric meters. (One for each apartment.

**Gas Service:** Separate gas meters for each apartment,

**Roof:** Slate (Excellent Condition),

**Heating Systems:** 2-Newer gas fired hot air systems,

**Hot water:** 2-30-Gallon gas fired hot water tanks

**Zoning:** Class Code: 220 (2-Family)

**SBL#:** 49.72-1-25

**Taxes:** \$2,496.34+- Annually

**Previous rental income:** \$1,200.00 monthly, (Previous Month To Month Rentals)

**Utilities:** Paid by tenants

**Directions:** New York State Thruway Exit 25, I-890 West To Exit 6 (Michigan Avenue), Left At Top Of Ramp, Proceed to End, Right On Chrysler Avenue, Property On Left.

**For Additional Information or to make an appointment for viewing contact:**

Collar City Auctions & Realty, Inc.  
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(518) 372-8067

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