

Property Type Income



5696 St Hwy 5, Palatine Bridge, New York 13428
 Phone: 518-673-5482 Fax: 518-673-5816

Status:	Active	Closing Date:		DOM:		Basement:	Full
Address:	84 Canal St, Fort Plain			List Price:	\$59,900	Exterior:	Clap board
City/Town:	Fort Plain, NY	Village:	Fort Plain	Org Price:	\$79,900	Windows:	Old style
County:	Montgomery	Locale:		Sld Price:		Roof:	built-up, 2007
School Dist:	Fort Plain, NY	Projected School:		Map:	46.46-2-45	Garage:	
				Style:	old style		

	Unit Loc	#RM	#BR	FB/PB	OCC	Avail	M Rent	Owner Furnishers	Appliances
Unit 1:	2	5	2	1				heat, trash removal, HW	Stoves:
Unit 2:	1	4						half Bath in basement for business.	Refrigerators:
Unit 3:									Dishwashers:
Unit 4:									Washers:
Unit 5:									Dryers:
Unit 6:									A/C:
Unit 7:									Age:
Unit 8:									99

Remarks:	Presently unoccupied, was old bakery, full attic, with Canal Era "lift equip" remaining, 1st floor has 4 large rooms & showroom, 2nd large 2 BR apt with hardwood floors, oil tank in basement, old (not in use) oil tank in ground under parking lot in rear. Good place to start a small business in a community that really needs a new face in town.	Condition:	good, needs wk
Directions:	Fort Plain, Canal St to 2nd block, building on right, look for sign.	Lot Size:	28 x 130
		Description:	level
		Acres:	
		Above Gr SqFt:	4742
		Below Gr SqFt:	

Heat Sys:	hot air	Cooling:		Sewer:	Village
Heat Fuel:	oil	Water:	Village		

Expenses		Annual Taxes		Annual Income	
Oil:		General:	1006	Rental:	
Electric:		Village:	593	Other:	
Gas:		School:	1816	Total:	
Water:		Spec Assess:		Offering Terms:	
Sewer:		Possession:	closing	Assum Mtg:	
Total Taxes:				Balance:	
Insurance:				Rate:	
Misc:					