

Property Type Income



**MOHAWK**  
Towne & Country Realty

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



Status:	SOLD	Closing Date:	12/3/2009	DOM:		Basement:	finished area
Address:	182 Canal St	List Price:	\$89,900	Exterior:	Brick	Windows:	old style storms
City/Town:	Fort Plain	Village:	Fort Plain	Org Price:	\$169,900	Roof:	built-up
County:	Montgomery	Locale:		Sld Price:	\$ 75,000	Garage:	none
School Dist:	Fort Plain	Projected School:		Map:	46.38-1-48	Style:	

	Unit Loc	#RM	#BR	FB/PB	OCC	Avail	M Rent	Owner Furnishers	Appliances
Unit 1:	1	6	2	1	yes		495	heat, trash removal	Stoves: 5
Unit 2:	2	6	2	1	yes		550	heat, trash removal	Refrigerators: 5
Unit 3:	2	6	2	1	yes		550	heat, trash removal	Dishwashers:
Unit 4:	3	6	2	1	yes		550	heat, trash removal	Washers:
Unit 5:	3	6	2	1	yes		550	heat, trash removal	Dryers:
Unit 6:									A/C:
Unit 7:									Age: ##
Unit 8:									

Remarks:	was 1800's Axil Factory, yard was old Erie Canal; new oil boiler 2006, HUD subsidizes rentals, ground floor property mgr, has reduced rent, possible terms to serious buyer municiple parking next to bldg; added expenses: Water - 1200; sewer-725 insurance - 1024.	Condition:	good
Directions:	Canal St, just after Fire House on right - sign	Lot Size:	54 x 129
Heat Sys:	hot water, radiator	Description:	level
Heat Fuel:	oil	Acres:	
Cooling:		Above Gr SqFt:	7500
Water:	Village	Below Gr SqFt:	
Sewer:	Village		

Expenses		Annual Taxes		Annual Income	
Oil:	5190	General:	1896	Rental:	32,340
Electric:	505	Village:	1056	Other:	
Gas:		School:	3755	Total:	
Water:		Spec Assess:	r/185 per ui	Offering Terms:	
Sewer:		Possession:		Assum Mtg:	
Total Taxes:				Balance:	
Insurance:				Rate:	
Misc:					