



**WAWARSING**  
252 Canal St, Ellenville, NY 12428

**\$399,000**

<https://gristmillrealestate.com>

CALLING ALL INVESTORS!!! GROW YOUR RENTAL PORTFOLIO!!! Now available is this 3 Family investment opportunity nestled in the Village of Ellenville and in the Ellenville School District. Location is key in considering your next investment opportunity as this home is located just off major Route 52 connecting you to a variety of village amenities including local restaurants, shopping centers, near parks, schools and banking/postal services. This home consists of three units - 2 - Two bedrooms, 1.5 Baths and 1 - One bedroom, 1.5 bathroom. Each unit has separate access to each part of the basement and two of the units share use of the garage. Please inquire for a breakdown of rental income vs expenses. Don't delay, this investment opportunity will sell fast. Call now for your showing!!!

**MLS ID:** 20233557

**Status Category:** Pending

**Zone:** R-2

**Year built:** 2009

**Bedrooms:** 5

**Number of Units:** 3

**Unit 1 Baths:** 1

**Unit 2 Bedrooms:** 1

**Unit 2 SqFt:** 1400

**Unit 3 Baths:** 1

**Date added:** Added 12 months ago

**Listing Category:** Multi-family

**Area, sq ft:** 3490 sq ft

**Acreage:** 0.23

**Age:** 11-20

**Basement:** Unfinished

**Unit 1 Bedrooms:** 2

**Unit 1 SqFt:** 1250

**Unit 2 Baths:** 1

**Unit 3 Bedrooms:** 2

**Unit 3 SqFt:** 840

## INTERIOR FEATURES

**Appliances:** Range, Refrigerator

## UTILITIES

**Heating Fuel:** Propane

**Water:** Municipal

**Hot Water:** Propane

**Sewer:** Municipal

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Garage Capacity:** Two

**Garage/Parking Extras:** Driveway, Driveway-shared, Off Street

**Lot:** 1.110

**Lot Dimensions:** 64ft X 163ft

## LOCATION DETAILS

**Area/Town:** Wawarsing

**Elementary School:** Ellenville Pre K-5

**Directions:** State Route 52. Please Use Gps

**School District:** Ellenvillecentr

**County:** Ulster County

## LISTED BY

**Office Name:** Keller Williams Realty

**Agent Last Name:** Baxter

**Agent First Name:** Richard



### Contact us

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