

Public Detail with Addl Pics Report

Listings as of 07/10/23 at 12:39am

Active 01/02/23 Listing # 144879 9494 State Route 22, Hillsdale, NY 12529 Map Listing Price: \$595,000
County: Columbia



Property Type	Multi Family	Property Subtype	Multi Family
Town (Taxable)	Hillsdale	Complex/Subdivision	4 Residential Units
Beds	9	Approx Finished SqFt	5000
Baths	5 (5 0 0 0)		
Year Built	1920	Lot Sq Ft (approx)	87120
Tax Map ID	146.-1-16	Lot Acres (approx)	2.0000
DOM	189		

School District Taconic Hills

Directions From the traffic light in Hillsdale travel North on Route 22 approximately one mile. Property on right at corner of Route 22 and Tribrook Road. See sign.

Marketing Remark

FOUR BUILDINGS. 3 Residential & 1 Garage/Workshop ~ 2 Acres

Family Compound or Income Producing Investment - your choice!!

The main house **9494 Route 22**, was renovated in 2022; 200 amp service, 4 bedrooms and 2 baths, along with a living room, dining room and large utility/laundry room.

2nd House, **7 Tri Brook**, 200 amps, 2 bedrooms + large loft, Galley kitchen, large dining room & living room. 3rd residential building is a Bungalow, **3 Tri Brook**, 100 amps, with 2 apartments, fully independent of each other re: all utilities, **PLUS** a great garage/workshop/storage building.

Four buildings on 2 acres, with one well and three NEW - 1,000 gallon septic systems servicing the four units. Broadband internet service is available. Each unit has its own heating and electric service.

Four++ rental producing units...this is a rare investment opportunity in an area desperate for residential rental units.

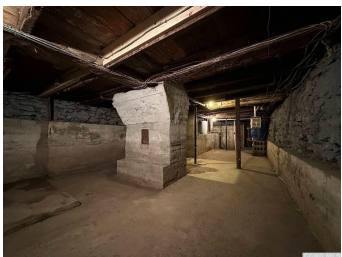
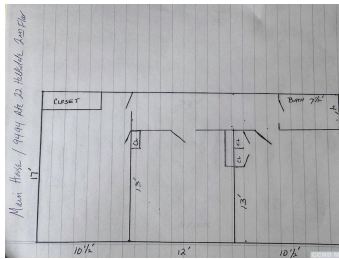
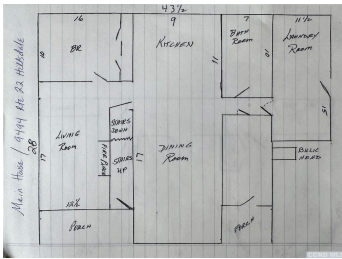
Commission Sub Agency 0 Buyer Agency 2.5 Brokers Agent Comp 0



9594 Rte., 22

4 bdrm, 2 bath

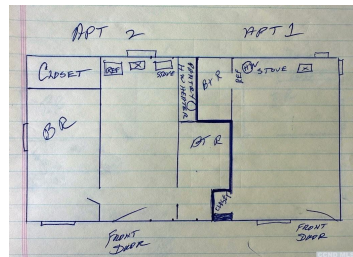




3 Tri Brook

Apartment 1

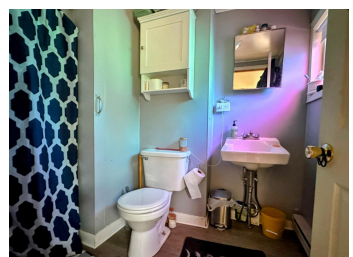
CONDOMINIUM

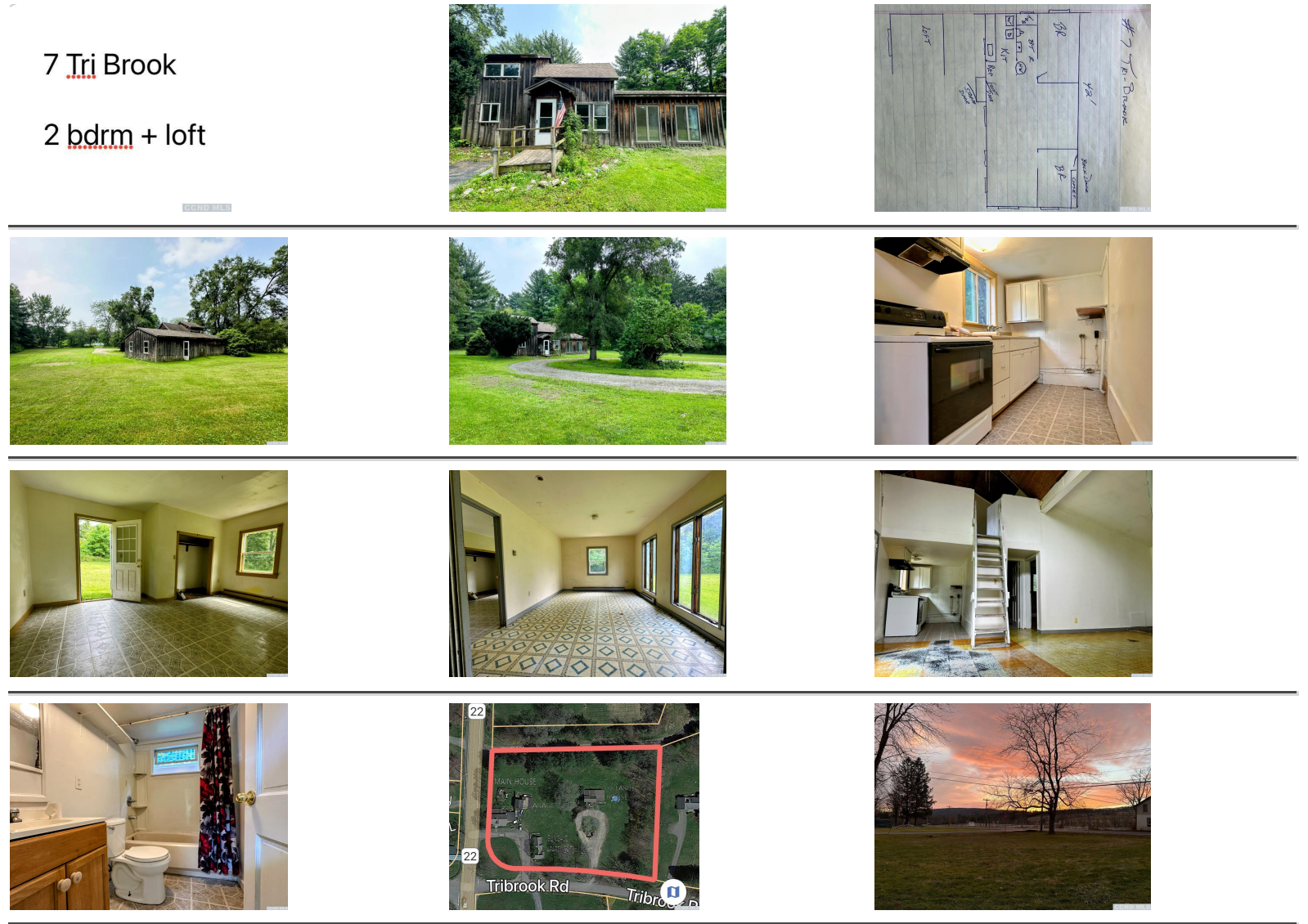


3 Tri Brook

Apartment 2

CONDOMINIUM





Internet Access	Wired Broadband (Cable, DSL, Fiber Optic)	Special Conditions	None/Unknown
General Information			
Sign on Property	Yes	Flood Zone	No
Signed Ld Paint Disc	Yes	Inc/Exp State Avail.	Yes
# of Units	4 (Plus garage / workshop)		
Property Features			
Roof	Shingle (New)	Porch/Deck Options	Porch/Deck (4 Buildings, 2 Acres)
Basement	Partial (9494 Rte. 22 only w/basement)	Green Features	No
Windows	Thermopane (9494 Rte. 22/4 New, others mixed), Other (Some New, Some original)	Foundation	Poured Concrete (Footings + Stone/Main House), Slab (2 Tri Brook & 7 Tri Brook)
Garage/Parking Construction	Garage Frame (4 Buildings, 2 Acres)	Condition Siding	Good Asbestos ('Like' 2 Tri Brook Apt. 1 & 2), Board & Batten (7 Tri-Brook), Clapboard (9494 Route 22)
Utilities			
Water	Well (One well for all units)	Sewer	Septic Tank (New 3 Separate 1,000 gallon tanks)
Heat Type	Electric	Water Heater	Electric
Electric	100 Amps (? 200 amps 9494 Rte. 22 & 7 TriBrook), 200 Amps (?200 amps 9494 Rte. 22 & 7 TriBrook)	# of Heaters	4
# of Meters	4 (Landlord Meter on Well & Sump pump)	Utilities Tenant Pai	All
Current Tenant	M2M (Month to Month on 2 Bungalow Apts.), Vacancy (9494 Rte. 22 & 7 Tri Brook)		
Public Records			
School Tax	\$4668.91	Town Tax	\$3447.24

Assessment	\$455000	Assessors	\$548193.00
Tax	No	FulMrktVal	
Exemptions			

Unit 1

Unit 1 - Rooms	Living Room, Dining Room, Kitchen, Bedrooms (4), Bathrooms (2), Other Room (Main House 9494 Rte 22)	Unit 1 - Appliances	Range, Refrigerator, Washer/Dryer
Unit 1 - Occupied	No	Unit 1 - Rent	\$2200 (9494 Route 22)
Unit 1 Lease Expires	Currently unoccupied	Unit 1 Heat Included	No
Unit 1 Electric Incl	No (Laundry & Office)	Unit 1 Description	Main House 9494 Route 22

Unit 2

Unit 2 - Rooms	Living Room, Kitchen, Bedrooms, Bathrooms	Unit 2 - Appliances	Range, Refrigerator
Unit 2 - Occupied	No	Unit 2 - Rent	\$1600.00 (7 Tri Brook)
Unit 2 Lease Expires	Currently Unoccupied	Unit 2 Heat Included	No
Unit 2 Electric Incl	No		

Unit 3

Unit 3 - Rooms	Living Room (Open Floor plan), Kitchen (Open Floor plan), Bathrooms, Other (Bungalow Apt #1)	Unit 3 - Appliances	Range, Refrigerator
Unit 3 - Occupied	Yes	Unit 3 - Rent	\$700.00 (APT 1 in Bungalo)

Unit 4

Unit 4 - Rooms	Living Room (Open Floor plan), Kitchen (Open Floor Plan), Bedrooms (1), Bathrooms (1)	Unit 4 - Appliances	Range, Refrigerator
Unit 4 - Occupied	Yes	Unit 4 - Rent	\$900.00 (APT. 2 in Bungalo)
Unit 4 Lease Expires	Month to month	Unit 4 Heat Included	No
Unit 4 Electric Incl	No		

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 U.S. Patent 6,910,045

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