

**MLS #: C168923A (Active) List Price: \$225,000 (54 Hits)**

**448-456 E Main Street Malone, NY 12953**



**Building Style:** Apartments, Storefront  
**Year Built:** 1900  
**Apx Total SqFt:** 12000  
**Parking:** On Street, Public  
**# Parking Spaces:** 0.00

**Area:** Village of Malone  
**County:** Franklin  
**Town:** Malone  
**Subdivision:** None  
**School District:** Malone  
**Waterfront:** No  
**Waterfront Footage:**  
**Body of Water:**  
**Waterfront Info:** None

**Assessors Parcel/Tax Map #:** 112.33-3-5 **Assessed Value:** 40000 **Total Taxes \$:** \$1,655  
**Volume:** 2106 **Page:** 1419 **Instrument:** Deed **Deed Date:** 5/3/2017  
**Land Tax \$:** \$309 **School Tax \$:** \$643 **Village Tax \$:** \$703 **APA:** Other **Special Assessments:**  
**Exemptions:** **Documents/Exemptions:** Deed, Leases  
**Lot Dimensions:** .17 acres **Apx Acreage:** 0.17  
**Road Frontage:** 70 **Road/Lot Description:** Paved, Public, Level **Zoning:** Commercial

Unit Name	Dimensions	Lse Rate	Lse Exp Dt	CAM	Apx Ttl SF	Apx Wrhs SF	Apx Mfctg SF	Apx Office SF	Apx Retail SF	Ceilg Hgt	Ceilg Hgt Min	Dock Drs	Drv in Drs	Bay Spcg	Apx Yr Blt
1	80' x 20'				1600	0	0	0	0	12		0	0	0	1900
2	80' x 21'				2160	0	0	0	0	12		0	0	0	1900
3	80' x 30'				2400	0	0	0	0	12		0	0	0	1900

**Maintenance:** \$500 **Lawn/Snow Removal:** \$500 **Garbage Expense:** \$900  
**Management:** \$0 **Utility Expense:** \$1,200 **Insurance:** \$1,500  
**Water \$:** \$250 **Sewer \$:** \$250 **Other Expense:** \$0 **Net Income:** \$0 **Gross Income:** \$0

**Construction:** Masonry **Views:** Commercial, Residential  
**Exterior:** Brick **Amenities:** Cable TV, Carbon Monoxide Detector, Kitchen, Handicap Access, Handicap Restroom  
**Roof:** Flat, Rolled/Hot Mop **Additional Tenant Charges:** Electricity, Heat  
**Basement/Foundation:** Full, Walkout, Stone **Sale Includes:** None  
**Water Heater:** Electric, Propane  
**Heating:** Combination, Electric Baseboard, Monitor, Propane/Hot Air  
**A/C/Cooling:** None  
**Electric:** 200 Amps  
**Water/Sewer/Gas:** Water Connected, Sewer Connected, Natural Gas Available

**Directions:** In the Village of Malone near the corner of Peral Street and E Main Street.  
**Remarks:** Beautiful, connected buildings for sale in the Village of Malone! This mixed-use property has 3 large first level storefronts, five apartments (1-Studio, 1-1 Bedroom, 3-3 Bedrooms) and a third floor with space for more apartments or storage. The property has tenants in place in 1 commercial storefront and 3 apartments rented out. This investment is on E Main St with an exposure of approximately 16,000 cars that pass by the building a day.

**Agent Remarks:**  
**Owner's Full Legal Name:** S & B Martini LLC  
**Sub Agt Comm:** 3 **Buyer Agt Comm:** 3 **Brokers Agent Comm:** 3 **Agency:** ERTS  
**Sale Type:** Conventional **Terms:** Cash, Conventional, Mortgage, Owner **Showing Instructions:** 24 Hour Notice, Call Listing Agent, Sign  
**Pending Date:** **Continue to Show:** **Active DOM:** **Days on Market:** 47  
**Display on Internet:** Yes **Display Address:** Yes **Allow AVM:** Yes **Allow Comments:** No

**Listing Office:** Peryea Labarge Real Estate LLC (#.2008) **Listing Agent:** Karamarie Morton (#.329)  
**Main:** (518) 483-5200 **Agent Email:** [karamarie@peryealabarge.com](mailto:karamarie@peryealabarge.com)  
**Fax:** (518) 483-6118 **Contact #:** (518) 353-3007

Information Herein Deemed Reliable but Not Guaranteed  
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