

Multi-Family
140646 Sold
116 LINCOLN AVENUE
Groton, NY 13073

L\$125,000
C\$125,000
**Original List Price:** \$125,000**Closing Dt:** 07/01/2014**Total Units:** 3**Year Built:** 1890**Extras:** CO Detector , Smoke Detector**Garage/Carport:** None**Total On Site Parking:** 4-6 , Gravel**Prop Sub-Type:** 1-4 Units**County:** Tompkins**Hamlet/Subdivision:****Property Location:** Village of Groton**School District:** Groton Central**Elementary School:** Groton**Lake Rights/Descr.:** No Rights**Lake Name:** None

Zoning:	Assessment: \$110,000	Deed Ref.:	Tax Map#: 7.-4-8.1
Curr. Tot. Taxes: \$4,562	Apx Acreage: .20	Lot Size: 52 x 173	Survey: Available - Lister
Deed Restrictions: No		Spec. Assess/Sur.: No	

Cert. Of Occ./Compliance Dt: **Utility Argn:** See Remarks**Row Easements:****Appliances Convey:** Refrigerator , Stove-Electric , See Remarks**Apx. Utilities/Yr:****Apx. Management/Yr:****Apx. Other/Yr:****Apx. Rent Income/Yr:** \$17,400**Total Gross Income:** \$11,264**Apx. Maintenance/Yr:****Solid Waste/Yr:****Apx. Total Expense/Yr:** \$6,135**Other Income/Yr:****Cap Rate:****Apx. Insurance/Yr:** \$1,491**Water/Sewer/Yr:** \$82

	#Bdrms	#Baths	Description/Addt'l Rooms	Lease Exp.	Rent\$/Month
Unit 1:	2	1	Main Floor/LR/DR/Kit	10/31/2014	\$600
Unit 2:	1	1	Upper(Left)/LR/Kit	06/30/2015	\$450
Unit 3:	3	2	Upper(Right)/LR/Kit		\$650
Unit 4:	0				
Unit 5:	0				
Unit 6:	0				

Disclosures: Agriculture District , Electric/Surcharge , Lead , Mineral Rights , Property Condition**Financing Remarks:****Construction:** Wood Frame**Roof:** Asphalt/F-Glass Shingle**Basement/Foundation:** Full , Unfinished , Walk-Out , Stone**Domestic Hot Water:****Oil/Gas/Mineral Rights:** Not Leased**Heat/Cooling:** Electric , Baseboard**Water Source:** Municipal-Existing**Sewer/Septic:** Municipal-Existing**Green Certification:****Directions/House Color:** White - Lincoln Street is right off of Main Street in Groton, almost across from the X-tra Mart. The house is on the right.**Public Description:** Character details with this turn-of-the-century 2-story - now a 3-unit rental property - in the Village of Groton. All units have electric heat which takes advantage of special low Village electric rates. 4 separate meters. Generates \$17,400 annual gross income. Tons of parking, close to the bus line and Village shops. One owner is a NYS Licensed real estate agent.**PREPARED BY**

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