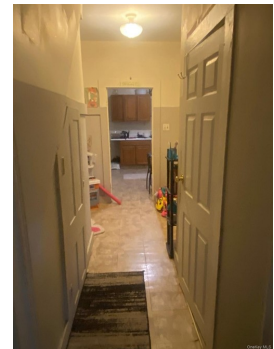


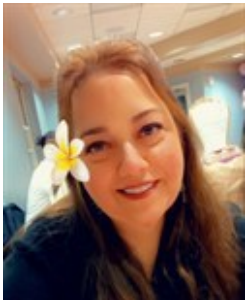


\$ 525,000



7 Sweezy Ave, Highland Falls, NY 10928

- » Beds: 5 | Baths: 2 Full
- » MLS #: 1010893
- » Multi-Family | Lot: 5,001 ft²
- » More Info: 7SweezyAve.IsForSale.com



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IBNA Real Estate Group
61 South Main Street
New City, NY 10956
(845) 639-9800

Remarks

Looking for an investment property? This unique multi-family opportunity is located in a charming, established neighborhood within walking distance of both United States Military Academy at West Point and historic downtown Highland Falls. The property features two separate residences, each with its own private entrance, making it an attractive option for investors or owner-occupants seeking rental income. The lower level offers a 3-bedroom unit, while the upper level features a 2-bedroom unit. Conveniently located just 14 minutes (approximately 9.5 miles) from the nearest Metro-North Railroad station and only 13 minutes from Woodbury Common Premium Outlets. Property highlights include: Roof and windows approximately 10 years old Two furnaces (1 of which was installed 18 months ago) Two electric meters Two water heaters Garage Basement Spacious backyard Annual operating expenses include taxes, insurance, sewer, and lawn care. Tenants are responsible for all remaining utilities and expenses. HOUSE BEING SOLD AS IS. Please allow 48 hours' notice for showings to accommodate the current tenants.

