



**2 Clermont Lane**  
**Saugerties, NY 12477**  
**For Sale: \$499,000**

Type:	Single Family
MLS#:	20250611
Square Footage:	0
Taxes:	\$6,128
Year Built:	1930

Turnkey 3-Family + Flex Space in Prime Saugerties | 7.7 Cap | Value-Add Potential Investor & House Hacker Dream! This recently updated three-family property + additional flex space is a rare find in the heart of the Village of Saugerties. With Esopus Creek views and a strong 7.7 cap rate as-is, this income-producing asset offers immediate cash flow with significant upside potential. Key Highlights: - 3 Fully Rented Units + Flex Space - Multiple income streams - Under-Market Rents - Unlock additional value with strategic rent adjustments - Prime Village Location - Walk to shops, dining, and the waterfront - Recent Updates - Low-maintenance investment with modern improvements - House Hack Opportunity - Live in one unit, rent the others & offset your mortgage - Strong Rental Demand - Saugerties is a sought-after Hudson Valley destination Whether you're looking for passive income, a live-rent opportunity, or a high-potential value-add, this property checks all the boxes. With increasing rental demand and a thriving local market, this is the kind of deal that won't last long. - Call today for financials and a private tour!

### Listing Details

Asking Price: \$499,000	Taxes: \$6,128	Status: Active
Type: Single Family	MLS ID: 20250611	Last Update: 4/29/2025
Added: 65 Day(s) Ago		

### Property Details

Address: 2 Clermont Lane	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 0	Home Style: Traditional	Basement: Storage Space
Year Built: 1930		

### Location Details

Lot Size: 0.18 Acres	Lot Description: Back Yard, Views	Driveway: Asphalt
Water Front: No	Water Access: No	

### School Details

School District: Saugerties

### Heating, Cooling, & Utility Details

Heat Type: Radiant Floor	Water Type: Public	Sewer Type: Public Sewer
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### Broker Details

The Machree Group, LLC	Machree Quaker
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