



30 Lamb Avenue
Saugerties, NY 12477
For Sale: \$4,200,000

Type:	Single Family
MLS#:	20255004
Square Footage:	0
Taxes:	\$46,425
Year Built:	1959

Excellent investment opportunity in one of Ulster County's most desirable rental markets. This well-maintained Fair Market 22-unit multifamily property sits on a quiet residential street just minutes from the heart of the Village of Saugerties. The building features a mix of studio, one-bedroom, and two-bedroom apartments, with two three-bedroom duplex units providing strong occupancy and consistent rental income. The building also offers covered parking for most of the tenants and two garages. Each unit offers well-maintained common area entrances, separate utilities, and off-street parking, appealing to both long-term tenants and newcomers drawn to Saugerties' growing community. The property benefits from public water and sewer, low village vacancy rates, and proximity to shopping, dining, and major commuter routes, including I-87 Exit 20. With stable cash flow and opportunity for future rent growth, 30 Lamb Avenue presents a rare chance to acquire a high-yield multifamily asset in a thriving Hudson Valley market. Major improvements include 22 new wall-mounted boilers (providing heat and hot water), updated kitchens and bathrooms throughout most units, hardwood flooring, tiled kitchens and bathrooms in most units, along with balconies off of the dining areas. There is a shopping plaza within a short walking distance of the property, and County bus transportation is available on the corner.

Listing Details

Asking Price: \$4,200,000	Taxes: \$46,425	Status: Active
Type: Single Family	MLS ID: 20255004	Last Update: 11/28/2025
Added: 49 Day(s) Ago		

Property Details

Address: 30 Lamb Avenue	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Total Bathrooms: 0
Basement: Crawl Space	Siding: Block	Year Built: 1959

Location Details

Lot Size: 1.4 Acres	Lot Description: Back Yard, Cleared, Front	Water Front: No
Water Access: No		

Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Wall Unit(s)		

Broker Details

Berardi Realty	Gregory Berardi	Megan Rios
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