



attached

# 197 Grand Street

## Multi Family (3 Units)



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### General Information

|                 |                                 |
|-----------------|---------------------------------|
| Tax ID          | 18-6-8                          |
| Building Size   | 7,841 sq ft                     |
| Lot Size        | 3,684 sq ft                     |
| Year Built      | 1900                            |
| Financing       | Conventional, FHA or Cash       |
| Tenancy Status  | 1 Unit Vacant, 2 Units Tenanted |
| Seller Offering | 2% buyer agent commission       |

### Income (Monthly)

|                                         |         |                |
|-----------------------------------------|---------|----------------|
| First Floor + Basement<br>1 Bed, 1 Bath | Vacant  |                |
| Second Floor<br>2 Bed, 1 Bath           | \$1,200 | Month to month |
| Top Floor<br>1 Bed, 1 Bath              | \$1,100 | Month to month |

### Expenses (Annual)

|                                |            |                                        |
|--------------------------------|------------|----------------------------------------|
| County & City Taxes 2026       | \$6,737.73 |                                        |
| School & Library Taxes 2026/27 | \$6,705.40 |                                        |
| Sanitation Fee 2026            | \$1,099.20 |                                        |
| Hallway Lights                 | \$540      | Hallway lights in the common area 24/7 |

### Additional Notes



— attached

- This property is located in the East End Historic District! ([check map](#))  
Relevant tax programs are the 444A Tax Exemption ([here](#)) and the SHPO Tax Credit Program ([here](#))
- Beautiful backyard
- Nice carriage house in the back. It could be converted into a cool project space (subject to approvals)
- First Floor + Basement unit have huge living spaces
- **Repairs 2024:**
  - Building was painted
  - Soffits were repaired & smaller roof was redone in the last couple of years
- **Floor 1:**
  - New hot water heater that was installed a few weeks ago
  - Floors were refinished in 2025
- **Floor 2:** hot water heater was replaced 2 years ago
- **Floor 3:** hot water heater was replaced in 2020

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