



*Your Lake George Real Estate Experts!*

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Listing courtesy of: NAI Platform LLC

**MLS# - 202314160 - Price: \$590,000**

342 Congress Street, Troy, NY

**Description:** Portfolio: 338, 340 & 342 Congress St. multi-use property consisting of two buildings and a parking lot with (4) 2-bedroom apartments, and (2) retail spaces: a new bakery and a large owner-occupied business. There are nine paved and striped parking spaces and a grassy lawn area in the back fenced lot. All apartments are leased on a month-to-month basis. The bakery has a 5-year lease. Current annual income, which is well below market value is \$54,300. With renovations, approximately \$123,600 annual rent could be achieved for a 13% cap. Family-owned floor covering business est. in 1974 is also for sale. Contact agent for details.



**Acres:** 0.22

**Above Ground Square Feet:** 8496

**Town:** Troy

**Property Type:** Commercial

**School District:** Troy

**Estimated Taxes:** \$10,578

**Water:** Public

**Sewer:** Public Sewer

**Heat:** Hot Water

**Basement:** Full, Pillar/Post/Pier, Unfinished

**Exterior:** Frame, Block, Brick

**County:** Rensselaer

**Cooling:** Other

**Parking Spaces:** 9

**Zoning:** Commercial



**Daniel Davies**  
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