



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

[www.davies-davies.com](http://www.davies-davies.com)



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Listing courtesy of: 518 Realty.Com Inc

**MLS# - 202322062 - Price: \$185,000**

522 Yates Street, Albany, NY

**Description:** Buyers: Call your AGENT to view this property: This large affordable 2 family is located in the Pine Hills neighborhood, just steps away from restaurants, shopping, hospitals, schools, and more! Both units are large, and the owner has done many improvements throughout the years. Offers separate utilities, and tenants pay for electricity, gas, and heat. The property is currently professionally managed, and the current property manager can stay on if desired or assist in the transition. Solid turnkey rental property that is fully leased and generating rental income.

**Acres:** 0.08

**Bedrooms:** 6

**Estimated Taxes:** \$3,830

**Heat:** Baseboard, Hot Water,  
Steam, Natural Gas

**Basement:** Full

**County:** Albany

**Town:** Albany

**Bathrooms:** 2 Full

**Water:** Public

**Garage:** 2

**Exterior:** Clapboard

**Property Type:** Multi-Family

**School District:** Albany

**Sewer:** Public Sewer

**Property Style:** Duplex

**Exterior Features:** None



**Daniel Davies**  
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