



*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# - 202326927 - Price: \$285,000**

324 Western Avenue, Albany, NY

**Description:** Solid investment property. In a prime rental location. This property can be a true Cash cow. It has 8 bedrooms and 4 full bathrooms and has been used as a room rental. The numbers on this property are incredible and can bring in over \$45,000 a year in rental income. Located a few buildings down from Saint Rose College and across from the SUNY Albany campus, it's easy to room rent and operate. It can be sold together as a package with the neighbor property located at 322 Western Ave., and 316 Western Ave. Which is also owned by the same investors and on the market. The property offers off street parking, fully furnished, many newer updates including newer kitchen with quartz and new appliances. ONE UNIT KEPT VACANT AND EASY TO SHOW.



**Acres:** 0.05

**Bedrooms:** 8

**Estimated Taxes:** \$7,809

**Heat:** Baseboard, Electric

**Exterior Features:** None

**Parking Spaces:** 5

**Town:** Albany

**Bathrooms:** 2 Full

**Water:** Public

**Basement:** Unfinished

**County:** Albany

**Interior Features:** Solid Surface  
Counters, High Speed Internet,  
Ceramic Tile Bath

**Property Type:** Multi-Family

**School District:** Albany

**Sewer:** Public Sewer

**Exterior:** Vinyl Siding

**Cooling:** None



**Daniel Davies**  
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