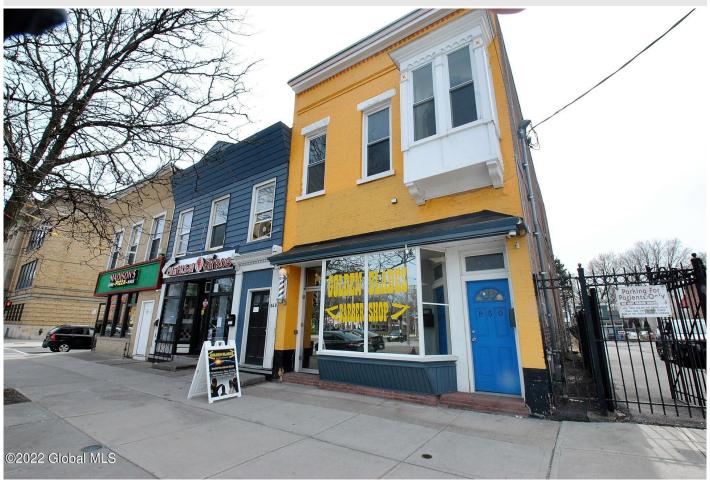
Your Lake George Real Estate Experts!



Davies Davies & Associates

P.O. Box 201, Cleverdale, NY 12820 P: (518) 656-9068 F: (518) 656-9087 www.davies-davies.com



Listing courtesy of: Keller Williams Capital Dist

MLS# - 202327447 - Price: \$339,900

850 Madison Avenue, Albany, NY

Description: PRICED TO SELL! UNDER APPRAISED VALUE. TURN KEY READY! MIXED USE Commercial & Residential BLDG. Both SPACES have been completely updated! Including all new mechanics. New Boiler & radiators, New hot water heaters. New Electrical Panel box to both spaces. New flooring -ceramic tile & premium vinyl. AC for commercial space only. Functional WALK-IN COOLER. COMM EXHAUST HOOD W/ANSUL SYSTEM. Commercial space is currently leased by Barber shop business. Residential upstairs apt is 3 Bedrm, 2 Full bath, eat in kitchen & Living rm. Has washer & dryer. Has its own Separate Entry door. Lg patio behind commercial space. Pressure treated wooden deck for the apt. Security cameras. Madison Av nr Ontario St--Reliable location. Near all college campuses & area hospitals.

Acres: 0.05

Property Type: Commercial

Water: Public

Basement: Full, Interior Entry

County: Albany

Interior Features: High Speed Internet, Solid Surface Counters,

Built-in Features

Above Ground Square

Feet: 2160

School District: Albany

Sewer: Public Sewer

Exterior: Brick

Cooling: Central Air

Town: Albany

Estimated Taxes: \$5,936

Heat: Hot Water

Exterior Features: None

Zoning: Mixed



Daniel Davies NYS Licensed Real Estate Broker GRI, ABR, RSPS,SRS,C2EX (518) 656-9068 dan@daviesrealty.net

















