



*Your Lake George Real Estate Experts!*

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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**  
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