



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

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Listing courtesy of: Coldwell Banker Prime Prop

**MLS# - 202328248 - Price: \$429,000**

**13 Dana Avenue, Albany, NY**

**Description:** Profitable multi-unit! Delivered fully furnished. Modern updates. 2 bed/full bath in the downstairs apt. 1 bed, dining room & full bath upstairs. Currently AirBnB with 87% occupancy rate \$2200 mtm! Gleaming hardwood floors w/ stylish fixtures & finishes. 2-min walk to Albany Med, Washington Park & more. Both apts have all new appliances, paint, AC, fully updated bathrooms, lighting, wash/dryer new in 2022. Basement has poured concrete floors, & reinforced foundation. The exterior complete with new paint & private covered back deck with a fenced-in yard, canine-friendly! Walk to multiple parks, shops, restaurants & entertainment. Secure your financial future.



**Acres:** 0.05

**Bedrooms:** 3

**Estimated Taxes:** \$5,457

**Heat:** Heat Pump, Natural Gas

**Exterior:** Drywall, Wood Siding

**Cooling:** Window Unit(s)

**Town:** Albany

**Bathrooms:** 2 Full

**Water:** Public

**Property Style:** Duplex-Over/Under

**Exterior Features:** Garden

**Interior Features:** Solid Surface  
Counters, Paddle Fan, High  
Speed Internet

**Property Type:** Multi-Family

**School District:** Albany

**Sewer:** Public Sewer

**Basement:** Full, Unfinished

**County:** Albany



**Daniel Davies**  
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