



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Howard Hanna

**MLS# - 202328939 - Price: \$240,000**

3100 6th Avenue, Troy, NY

**Description:** Nice mixed use building. Large 1st floor with a commercial tenant. 2nd floor 4 bedroom apartment. Easily converted to 2 apartments. Also, has a garage that could be rented for additional rents. NOI Over \$38,000.

**Acres:** 0.13

**Property Type:** Commercial

**Water:** Public

**Basement:** Partial

**County:** Rensselaer

**Zoning:** Mixed

**Above Ground Square Feet:** 7452

**School District:** Troy

**Sewer:** Public Sewer

**Exterior:** Block, Brick

**Cooling:** Central Air

**Town:** Troy

**Estimated Taxes:** \$7,022

**Heat:** Forced Air, Radiant, Natural Gas

**Exterior Features:** None

**Parking Spaces:** 2



**Daniel Davies**  
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