



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: Serenity Real Estate Team

MLS# - 202329292 - Price: \$120,000

572 Clinton Avenue, Albany, NY

Description: Investor Opportunity! This multifamily duplex property boasts two recently renovated units. Situated in a rapidly appreciating neighborhood and conveniently located near amenities, public transportation, and local hotspots. It presents an ideal addition to any investor's portfolio. Choose your own tenants at current market rents, and enjoy a cash flowing investment! Finished Basement unit is an additional 800+ sq ft from above ground square footage. This property is being sold AS-IS and the price reflects any work that may need to be done.

Acres: 0.07

Property Type: Multi-Family

School District: Albany

Sewer: Public Sewer

Basement: Apartment, Exterior Entry, Finished

County: Albany

Below Ground Square Feet: 834 **Town:** Albany

Bedrooms: 4

Estimated Taxes: \$2,533

Heat: Baseboard, Hot Water, Natural Gas

Exterior: Other, Shingle Siding, Vinyl Siding

Cooling: None

Bathrooms: 2 Full

Water: Public

Property Style: Duplex-Over/Under

Exterior Features: None



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

