



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Michael Flynn Real Estate

**MLS# - 202329737 - Price: \$474,900**

2117/2119 Burdett Avenue, Troy, NY

**Description:** Unique investment or owner occupied opportunity. Offering two parcels - tax ID #101.56-5-5 (office building). #101.56-5-6 (one family residence). One offering. Live in one, work in the other or occupy one and rent the other (or both) for income. Updated office structure. New carpeting, newer furnaces, roof. Traditional single family side hall colonial with newer furnace. Off street parking for 16 cars to the rear, and lawn area. Current leases with responsible tenants in place.



**Acres:** 0.23

**School District:** Troy

**Sewer:** Public Sewer

**Basement:** Finished, Full, Partial, Unfinished, Walk-Out Access, Other

**Cooling:** Central Air, Window Unit(s)

**Interior Features:** High Speed Internet

**Town:** Troy

**Estimated Taxes:** \$18,027

**Heat:** Forced Air, Hot Water, Natural Gas

**Exterior:** Aluminum Siding, Brick, Vinyl Siding

**Parking Spaces:** 16

**Property Type:** Commercial

**Water:** Public

**Property Style:** Office, Traditional

**County:** Rensselaer

**Zoning:** Mixed



**Daniel Davies**  
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