



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



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Listing courtesy of: Michael Flynn Real Estate

MLS# - 202411197 - Price: \$349,900

2600 5th Avenue, Troy, NY

Description: Exciting downtown Troy blank canvas Commercial opportunity. Completely empty 5,554 sq. ft. Warehouse and Office space. Free standing Brick and Block structure with 3 phase electrical. High ceiling height, with higher ceiling and interior loading Bay. (10 ft. high overhead door) in Warehouse area with 12 ft. high ceiling. Plus, three other loading areas in the building. Three parcels in one listing offering. Structure with parking lot on one, two more parcels across the alley for additional parking included. Ready to occupy immediately.

Acres: 0.5

Property Type: Commercial

Water: Public

Property Style: Office,
Commercial

County: Rensselaer

Zoning: Mixed

**Above Ground Square
Feet:** 5544

School District: Troy

Sewer: Public Sewer

Basement: Interior Entry, Partial,
Unfinished, Other

Cooling: Wall Unit(s)

Town: Troy

Estimated Taxes: \$5,551

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

Exterior: Block, Brick

Parking Spaces: 20



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

