



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Julie & Co Realty, LLC

**MLS# - 202411300 - Price: \$405,000**

333 2nd Avenue, Troy, NY

**Description:** : Riverfront property in Troy has just hit the market! Commercial property zoned B2 with tons of opportunity. "Was once a brewery" Existing 4600 SQFT building with many updates throughout including mechanical's and roof. Turnkey business could move right in. Plenty of parking with over 35 spots. Development opportunity as well if someone was interested as it sits on a 14,375 SQFT lot overlooking the hudson river. Access to 787 is right off the Ontario St Bridge. Proximal distance to the capitol as well. Call for more.

**Acres:** 0.33

**School District:** Lansingburgh

**Water:** Public

**Property Style:** Office,  
Commercial

**County:** Rensselaer

**Zoning:** Mixed

**Town:** Troy

**Estimated Taxes:** \$10,500

**Sewer:** Public Sewer

**Basement:** Full

**Cooling:** Central Air

**Property Type:** Commercial

**Lake/River:** Hudson River

**Heat:** Forced Air

**Exterior:** Brick

**Parking Spaces:** 35



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