



*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](http://www.davies-davies.com)



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Listing courtesy of: New Scotland Realty

**MLS# - 202411381 - Price: \$125,000**

438 Livingston Avenue, Albany, NY

**Description:** Great opportunity to rehab and rent a duplex in Albany. Both units mirror each other and are 3 bed/1 bath layouts. Property is located just off of Central Avenue, Albany's main retail corridor and is in close proximity to both major thoroughfares, I-90 and I-787 making it an ideal location for commuting renters. This property has been winterized and is ideal for a buyer looking to do renovations. \*\*\*Please note, this duplex can be sold separately or part of a 27 building/56 unit portfolio, contact listing agent for more details.



**Acres:** 0.08

**Bedrooms:** 6

**Estimated Taxes:** \$2,673

**Heat:** Forced Air

**Exterior:** Aluminum Siding, Vinyl Siding

**Zoning:** Multi Residence

**Town:** Albany

**Bathrooms:** 2 Full

**Water:** Public

**Property Style:** Traditional

**Exterior Features:** None

**Property Type:** Multi-Family

**School District:** Albany

**Sewer:** Public Sewer

**Basement:** Full, Unfinished

**County:** Albany



**Daniel Davies**  
NYS Licensed Real Estate  
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