



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: Field Realty

MLS# - 202412256 - Price: \$279,900

141 N Allen Street, Albany, NY

Description: Fantastic opportunity for a corner lot two-family in the Manning Boulevard neighborhood! This property boasts a prime location nestled between Madison and Central Avenue, with convenient access to major highways, hospitals, and downtown. Recent updates include a freshly



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painted exterior, new paint/flooring throughout the 2nd floor unit, and a new roof on the garage, among other improvements. Abundant natural light, off-street parking with a detached two-car garage (currently rented for \$150/month). The first-floor unit is MTM rented for \$1250 (below market rent), second-floor unit is intentionally vacant for potential owner occupancy. Laundry is located in the basement, which offers ample storage space as well. Mixed-use neighborhood edge zoning.

Acres: 0.07

Bedrooms: 6

Estimated Taxes: \$5,692

Heat: Baseboard, Hot Water

Basement: Full, Unfinished

County: Albany

Interior Features: High Speed Internet

Town: Albany

Bathrooms: 2 Full

Water: Public

Garage: 2

Exterior: Aluminum Siding

Cooling: Window Unit(s)

Property Type: Multi-Family

School District: Albany

Sewer: Public Sewer

Property Style: Other

Exterior Features: None

Parking Spaces: 2



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