



*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)



Listing courtesy of: Jandali Realty

**MLS# - 202412602 - Price: \$239,000**

3081 6th Avenue, Troy, NY

**Description:** Situated in a high traffic area, this property features a prominent commercial storefront on the first floor providing an excellent opportunity for businesses to thrive with its prime location and visibility. The property also includes two residential units, each comprising 2 bedrooms and 1 bathroom. Whether you choose to rent out both units or occupy one.

**Acres:** 0.06

**Bedrooms:** 4

**Estimated Taxes:** \$4,530

**Heat:** Baseboard, Hot Water,  
Natural Gas

**Exterior:** Stone, Wood Siding

**Zoning:** Mixed

**Town:** Troy

**Bathrooms:** 2 Full

**Water:** Public

**Property Style:** Traditional

**Exterior Features:** Garden

**Property Type:** Multi-Family

**School District:** Troy

**Sewer:** Public Sewer

**Basement:** Full, Unfinished, None

**County:** Rensselaer



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

