



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: The Moffatt Group, Inc

MLS# - 202413152 - Price: \$284,900

44 Congress Street, Cohoes, NY

Description: Great investment opportunity in the heart of Cohoes to add to your portfolio! Fully rented with long term tenants. Two separate 2 unit buildings, 2 bedroom 1 bathroom units \$815 & \$800 and 1 bedroom 1 bathroom units \$575 & \$517. Features include hardwood floors, water heaters 2021, furnaces 2015, 13 year old roof. Located near the newly renovated Remsen St, including Cohoes Music Hall & restaurants & close to I-787 for a convenient commute to Albany & Troy. Rents are below market value & can be increased by the new owner if desired. All tenants are current. Showings require 24 hour notice.

Acres: 0.06

Bedrooms: 6

Estimated Taxes: \$4,486

Heat: Baseboard, Hot Water,
Radiant, Natural Gas

Exterior: Aluminum Siding

Interior Features: High Speed
Internet

Town: Cohoes

Bathrooms: 4 Full

Water: Public

Property Style: Other

Exterior Features: None

Property Type: Multi-Family

School District: Cohoes

Sewer: Public Sewer

Basement: Crawl Space, Exterior
Entry, Partial, Unfinished

County: Albany



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