



*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: Wolf River Real Estate, LLC

**MLS# - 202413164 - Price: \$185,000**

10 Willis Street, Troy, NY

**Description:** Attractive duplex located at 10 Willis St, Troy, NY, with stable long-term tenants. The lower unit collects \$1,260 and the upper unit \$1,000 on a month-to-month basis, offering room for rent increases. This property is highlighted by its large yard, off-street parking in the driveway, and vinyl windows that flood the space with natural light. It features 2 bedrooms in the lower unit, 3 bedrooms in the upper unit, and an enclosed porch in the lower unit. Situated within walking distance to HVCC and public transportation, it presents an excellent investment opportunity with great amenities and potential for higher revenue.



**Acres:** 0.11

**Bedrooms:** 5

**Estimated Taxes:** \$5,238

**Heat:** Forced Air, Hot Water

**Exterior:** Other

**Cooling:** None

**Town:** Troy

**Bathrooms:** 2 Full

**Water:** Public

**Property Style:** Traditional

**Exterior Features:** None

**Parking Spaces:** 6

**Property Type:** Multi-Family

**School District:** Troy

**Sewer:** Public Sewer

**Basement:** Full

**County:** Rensselaer



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

