



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



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Listing courtesy of: RE/MAX Solutions

MLS# - 202413241 - Price: \$375,000

36 River Street, Troy, NY

Description: Flexible space currently used for manufacturing. What could you create here? Bathroom and kitchenette on the first floor. Mezzanine was added in 2010 and offers an additional 1000 west sq. ft. Large courtyard in front with historical cobblestones. Garage door access for easy load in/load out. Additional heated shed 10x10. Access to the alley currently blocked but could be restored. All contents of the building will be removed by the end of October 2024. One block off the Hudson and the impending waterfront development. Steps away from fine dining. Let your imagination go wild!

Acres: 0.13

Property Type: Commercial

Water: Public

Property Style: Commercial

Exterior Features: Lighting

Parking Spaces: 8

Above Ground Square Feet: 1824

School District: Troy

Sewer: Public Sewer

Basement: None

County: Rensselaer

Zoning: Industrial

Town: Troy

Estimated Taxes: \$2,253

Heat: Baseboard, Electric, Other, Natural Gas

Exterior: Other, Block, Brick, Drywall

Cooling: Wall Unit(s), Window Unit(s)

Interior Features: High Speed Internet, Paddle Fan, Walk-In Closet(s), Wall Paneling, Other



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

