



*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)



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Listing courtesy of: Crystal Coleman Realty LLC

**MLS# - 202413281 - Price: \$179,900**

480 1st Street, Troy, NY

**Description:** Fully occupied brick 2 family money maker. Home sits across the street from Public School 12. 1st unit has 2 bedrooms, 2nd unit has 3 bedrooms. This home can be sold separately or packaged with other properties. Call agent for details. This home brings in a monthly rental income of \$2400 separate utilities and tenants pay their own utility bills



**Acres:** 0.05

**Bedrooms:** 5

**Estimated Taxes:** \$3,475

**Heat:** Hot Water, Natural Gas

**Exterior:** Brick

**Town:** Troy

**Bathrooms:** 2 Full

**Water:** Public

**Property Style:** Traditional

**Exterior Features:** None

**Property Type:** Multi-Family

**School District:** Troy

**Sewer:** Public Sewer

**Basement:** Full

**County:** Rensselaer



**Daniel Davies**  
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