



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Gucciardo Real Estate LLC

MLS# - 202413314 - Price: \$234,800

103 Ferry Street, Troy, NY

Description: Updated 2 family conveniently located in the heart of resurgent downtown Troy, and steps from RPI student housing make this a top notch investment opportunity. 1st floor boasts 3 bds + den/1ba, 2nd is a 2bd/1ba with space for living and dining room! Both units have clean, updated bathrooms and kitchens-1st flr bedroom carpet is newly installed just prior to list. 1st flr vacant, conservatively estimated @ \$1,400/mo. 2nd flr tenant month to month @ \$1,100. Approx. 10% cap rate for long term rental, OR explore student rentals @ \$525+ per bedroom! *Showings for 1st flr, basement, common areas initially and 2nd showings for 2nd flr apartment with serious interest.

Acres: 0.03

Bedrooms: 5

Estimated Taxes: \$5,433

Heat: Baseboard, Electric

Exterior Features: None

Town: Troy

Bathrooms: 2 Full

Water: Public

Basement: Full, Unfinished

County: Rensselaer

Property Type: Multi-Family

School District: Troy

Sewer: Public Sewer

Exterior: Vinyl Siding

Zoning: Multi Residence



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