



*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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## **MLS# - 202414036 - Price: \$235,000**

319 Mccarty Avenue, Albany, NY

**Description:** Large 2 family home with stucco exterior and Spanish tile roof, situated on 3 separate tax parcels ( 319,317 and 315 McCarty.) Home has fenced parking lot and detached 2 car garage, allowing for additional possible income. Each unit is very spacious ( over 2800sf of living space total.) Building features two new furnaces. 1st flr long term tenants pay reduced rent in exchange for lawn/snow. Each unit with hard wood floors, good sized kitchens. Rents for both units could be higher but reflect the length of stay of tenants, both of whom are month to month. Good Condition

**Acres:** 0.12

**Bedrooms:** 5

**Estimated Taxes:** \$6,000

**Heat:** Natural Gas

**Basement:** Interior Entry,  
Unfinished

**County:** Albany

**Interior Features:** High Speed  
Internet

**Town:** Albany

**Bathrooms:** 2 Full

**Water:** Public

**Garage:** 2

**Exterior:** Stucco

**Cooling:** None

**Property Type:** Multi-Family

**School District:** Albany

**Sewer:** Public Sewer

**Property Style:** Traditional

**Exterior Features:** Garden

**Parking Spaces:** 6



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

