



*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: Jandali Realty

**MLS# - 202414073 - Price: \$229,000**

254 6th Avenue, Troy, NY

**Description:** Beautiful brick 2 family seconds from Lansingburgh School. Both units are currently occupied. Beautiful back yard with porch. Off street parking - garage is currently rented out for \$250. Only unit 1 has central air and access to basement with laundry room. Both units have hardwood floors. Great for investors.



**Acres:** 0.09

**Bedrooms:** 6

**Estimated Taxes:** \$3,707

**Heat:** Forced Air, Natural Gas

**Basement:** Full

**County:** Rensselaer

**Interior Features:** High Speed  
Internet

**Town:** Troy

**Bathrooms:** 2 Full

**Water:** Public

**Garage:** 2

**Exterior:** Brick

**Cooling:** Central Air

**Property Type:** Multi-Family

**School District:** Lansingburgh

**Sewer:** Public Sewer

**Property Style:** Traditional

**Exterior Features:** Garden

**Parking Spaces:** 2



**Daniel Davies**  
NYS Licensed Real Estate  
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