



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



Listing courtesy of: eXp Realty, LLC

MLS# - 202414170 - Price: \$260,000

56 Catherine Street, Albany, NY

Description: ***NEW PRICE FOR A FAST SALE*** Welcome to your next investment opportunity in the heart of Albany! This recently renovated duplex boasts an impressive five bedrooms and nearly 2,000 square feet of living space. Renovated in 2018, this property offers modern amenities while retaining its charming character. With a yearly income of \$30,000 and a solid 7.68% cap rate, this property presents a lucrative addition to your rental portfolio. Situated just a few blocks away from the scenic Lincoln Park, tenants will enjoy the convenience of nearby green spaces and recreational activities. Whether you're a seasoned investor or diving into real estate for the first time, this duplex offers an excellent rental opportunity in a prime location.

Acres: 0.03

Bedrooms: 5

Estimated Taxes: \$3,055

Heat: Baseboard, Hot Water,
Natural Gas

Exterior: Brick

Cooling: Window Unit(s)

Town: Albany

Bathrooms: 2 Full

Water: Public

Property Style: Townhouse

Exterior Features: None

Property Type: Multi-Family

School District: Albany

Sewer: Public Sewer

Basement: Apartment, Exterior
Entry, Finished, Full, Heated, Walk-
Out Access

County: Albany



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

