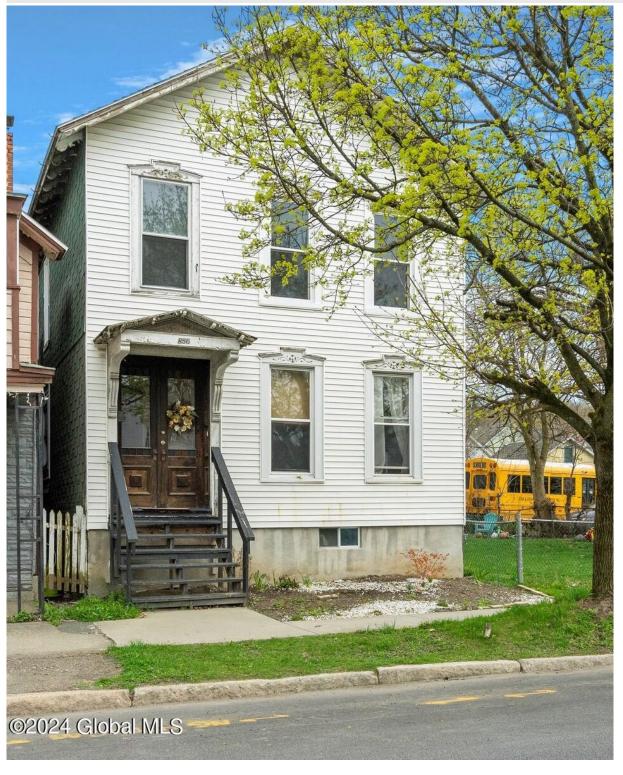


## **Davies Davies & Associates**

P.O. Box 201, Cleverdale, NY 12820 P: (518) 656-9068 F: (518) 656-9087 www.davies-davies.com



## Your Lake George Real Estate Experts!



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Listing courtesy of: Oxford Property Group USA

MLS# - 202415616 - Price: \$147,500

850 5th Avenue, Troy, NY

**Description:** This charming 2-family duplex is the perfect opportunity for homeowners or investors looking for a multi-family property. The over and under layout offers two spacious units, each with its own private entrance. Top unit features 2 bedrooms, 1 bathroom, a full kitchen, and a living room, Front Room. 1st flr has 3 beds & 1 bath, kitchen & living room, Front room. The property also boasts a large fenced yard with 5 car parking in the back, making it a great space for families with pets or those who enjoy entertaining. Both units have separate utilities, so tenants can manage their own costs. Conveniently located near two bus stops and is close to all the amenities that small city living has to offer.

Acres: 0.14 Bedrooms: 5

Estimated Taxes: \$4,165 Heat: Natural Gas

**Exterior:** Wood Siding **Cooling:** Window Unit(s)

Town: Troy
Bathrooms: 2 Full
Water: Public

Property Style: Traditional Exterior Features: None Parking Spaces: 5

Property Type: Multi-Family
School District: Lansingburgh

Sewer: Public Sewer
Basement: Full
County: Rensselaer
Zoning: Multi Residence



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

















