



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: Core Real Estate Team

MLS# - 202415702 - Price: \$245,000

62 Alexander Street, Albany, NY

Description: Unlock the potential of this impeccably updated duplex! Each unit features separate metering and new appliances, including washer and dryer sets, enhancing its desirability. The spacious upstairs unit offers abundant living space, while the downstairs unit impresses with recently installed mini-splits for year-round comfort. With a roof less than 2 years old and updated mechanicals, this property ensures peace of mind. Benefit from privacy and security with the fenced back entrance for the downstairs unit. Whether you're eyeing an investment opportunity or a home to call your own, this property delivers on both fronts! Act fast--the upstairs lease expires in June, and the downstairs unit is ready for occupancy!

Acres: 0.04

Property Type: Multi-Family

School District: Albany

Sewer: Public Sewer

Basement: Apartment, Walk-Out Access

County: Albany

Below Ground Square Feet: 700 **Town:** Albany

Bedrooms: 5

Estimated Taxes: \$1,777

Heat: Baseboard, Ductless

Exterior: Vinyl Siding, Wood Siding

Cooling: Other

Bathrooms: 3 Full

Water: Public

Property Style: Traditional

Exterior Features: None

Zoning: Multi Residence



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

