



Rooms Total: 12
Bedrooms Total: 6
Bathrooms Full: 2
Bathrooms Half: 0
Bath Levels: Full Bath 1: 1st; Full Bath 2: 2nd
Above Grade Finished Area: 2,420
Above Grade Finished Area Source: CRS
Below Grade Finished Area: 0
Below Grade Finished Area Source: CRS
Deed Restrictions: No
Enhanced Accessible Y/N: No
Garage Spaces: 0

Living Area: 2,420
Lot Size Acres: 3,049
Parking Y/N: Yes
Property Sub Type: Duplex
Waterfront Y/N: No
Year Built: 1910

Public Remarks: Tremendous investment opportunity in the heart of North Troy. This currently occupied duplex is ideal for an investor or buyer to own and occupy. Beautiful hardwood floors throughout both units. In-unit laundry and parking spaces for both tenants as well as separate utilities. Significant updates have been made over the last two years. Electric service was done in May 2024 as well as both the bathrooms being renovated. Both kitchens were also updated. Being as meticulously maintained as this property is, it is ready for a new owner to effortlessly take over and start cash flowing immediately.

Unit #	Total Rooms	BR	Baths Full/Half	Rent Actual/Est.	Occupant Type
1	6	3		\$1,300 Actual	Tenant
2	6	3		\$1,400 Actual	Tenant

Interior & Exterior Features	Unit Information	Construction & Utilities
<p>Attic Features: Hatch Basement: Full; Unfinished Duplex Type: Up And Down Exterior Features: None Electric: 100 Amp Service; 220 Volts; Circuit Breakers Fencing: Back Yard; Gate Flooring: Carpet; Hardwood; Vinyl Income And Expenses: Rental Income: 2,700; Rental Income Description: Actual Laundry Features: Electric Dryer Hookup; Laundry Room; Main Level; Upper Level; Washer Hookup Lot Features: Level; Road Frontage Parking Features: Parking Total: 2; Off Street Patio And Porch Features: Deck; Front Porch; Rear Porch Security Features: Carbon Monoxide Detector(s); Smoke Detector(s) Showing Requirements: 24 Hour Notice; Lockbox; Occupied; Sign on Property</p>	<p>Multi-Family Unit 1: Unit Location- 1st Flr Lease Term- 12 Months Unit 1 Includes: Bathroom; Dining Room; Dishwasher; Dryer Hookup; Kitchen; Living Room; Refrigerator; Stove; Washer Hookup Unit 1 Detail: Lease Term- 12 Months; Kitchen- Eat In ;Kitchens on 1st- 1 ; Beds on 1st- 3 ; Full Baths on 1st- 1 ; Living Rooms on 1st- 1 ; Dining Rooms on 1st- 1 Appliances: Dishwasher; Range; Refrigerator; Oven Dining Rm Type: Formal Dining Room Owner Furnish Features: Parking</p> <p>Multi-Family Unit 2: Unit Location- 2nd Flr Lease Term- 12 Months Unit 2 Includes: Bathroom; Dining Room; Dryer Hookup; Kitchen; Living Room; Refrigerator; Stove; Washer Hookup Unit 2 Detail: Lease Term- 12 Months; Kitchen- Working Only ;Kitchens on 2nd- 1 ; Beds on 2nd- 3 ; Full Baths on 2nd- 3 ; Living Rooms on 2nd- 1 ; Dining Rooms on 2nd- 1 ; Other Rooms on 2nd- 1 Appliances: Range; Refrigerator; Oven Dining Rm Type: Formal Dining Room Owner Furnish Features: Parking</p> <p>Lease Term- Unit Information: Number Of Dishwashers: 1; Number Of Refrigerators: 2; Number Of Stoves: 2</p>	<p>Construction Materials: Vinyl Siding Architectural Style: Other Levels: Two Heating: Forced Air; Radiant Cooling: None Electric: 100 Amp Service; 220 Volts; Circuit Breakers Foundation Details: Brick/Mortar Roof: Flat Sewer: Public Sewer Separate Utilities: Electric; Gas; Heat; Water Meter; Number Of Separate Electric Meters: 2; Number Of Separate Gas Meters: 2 Water Source: Public Owner Pays: Grounds Care; Sewer; Trash Collection; Water Tenant Pays: Electricity; Gas; Heat; Internet</p>
<p>Listing & Contract Info</p> <p>Days On Market: 8 Tax Annual Amount: \$2,492.38 Total Taxes Description: Actual Financial Details: General Taxes: 2,492.38; General Taxes Description: Actual; School Taxes: 1,751.36; School Taxes Description: Actual List Price/SqFt: 90.91 Special Listing Conditions: Standard</p>	<p>Schools and Associations</p> <p>Association Y/N: No School District: Lansingburgh</p>	<p>Location Data</p> <p>Parcel Number: 90.47-4-16 County: Rensselaer City/Municipality: Troy Geo Lat: 42.75503 Geo Lon: -73.680336</p>

Directions: From NY-7, follow Sixth Ave until you reach 102nd st, then turn right onto 102nd st. immediately take another right onto 6th Ave. Continue down 6th Ave and 75 6th Ave will be on your right.