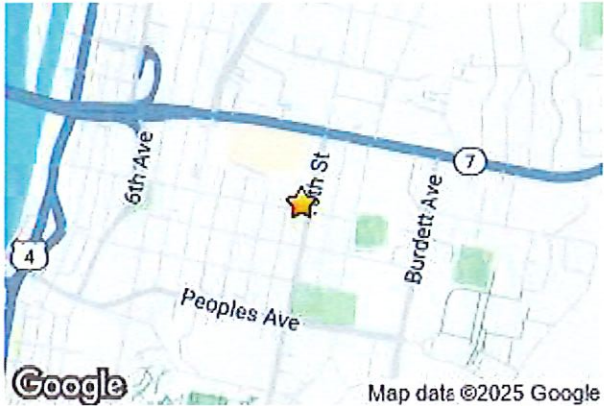
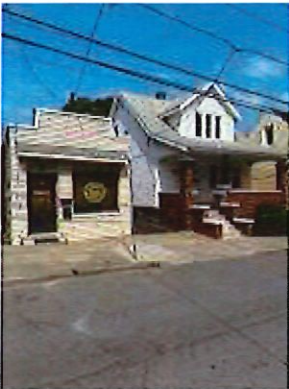


Commercial Sale
MLS# 202400902
2303-2305 15th Street
Troy, NY 12180
County: Rensselaer

Building Area Total: 1,204	Year Built: 1920 Stories:	\$359,750
Property Sub Type: Mixed Use	Zoning: Commercial	Active DOM: 443



Lot Size Dimensions: 50 x 100
Lot Size Acres: 0.11

Public Remarks: Great RPI student rental property with additional retail space and 5 garages. The net operating income as of April 2026 will be between \$33,000 to \$35,000 per year. Property is in excellent condition, with H.W. floors throughout. Kitchen totally updated with new appliances. Off street parking, a great investment property. Contact the listing agent for details and showings.

Private Remarks: Home currently has tenants. Signed leases end in April 2026. Contact Listing Agent to schedule showing. 24 Hour notice for showings.

Directions: 87 North to RT 7 towards Bennington - to Hoosick St - take RT at McDonalds that's 15th St. House & store on the RT.

Showing Information and Requirements

Key:No
Sign: Yes
Showing Requirements: 24 Hour Notice
Confidentiality Agreement Included:

General Property Information	SqFt/Construction Information	Business/Tax Information																				
Owner Name: 2303-2305 15th St LLC Current Use: Mixed Use Possible Use: Apartment Plus; Convenience Store; Mixed Use; Office; Office/Retail; Retail Parking Y/N: Yes Parking Total: 6 Parking Features: Parking Total: 6; Lighted; Parking Lot; Off Street; Paved; Private	<table><tr><td></td><td>Total SqFt</td><td>Avail SqFt</td><td>Ceilings</td></tr><tr><td>Building:</td><td>1,204</td><td>1,204</td><td>9</td></tr><tr><td>Office:</td><td></td><td>0</td><td></td></tr><tr><td>Warehouse:</td><td></td><td>0</td><td>0</td></tr><tr><td>Retail:</td><td></td><td>330</td><td>9</td></tr></table> <hr/> Construction Materials: Block; Brick; Vinyl Siding Roof: Rubber; Shingle Sewer: Public Sewer Water Source: Public Electric: 150 Amp Service Heating: Hot Water; Natural Gas Cooling: Ductless Tenant Pays: Electricity; Garage Fees		Total SqFt	Avail SqFt	Ceilings	Building:	1,204	1,204	9	Office:		0		Warehouse:		0	0	Retail:		330	9	Year Established: 1920 Total Taxes Description: Estimated Tax Annual Amount: \$6,118
	Total SqFt	Avail SqFt	Ceilings																			
Building:	1,204	1,204	9																			
Office:		0																				
Warehouse:		0	0																			
Retail:		330	9																			
Listing Office Information	Listing/Contract Information	Sale Information																				
Listing Office: Hanna Commercial Office ID: o5333A +1 518-458-7000 Listing Member: Charles Curto Member ID: 13805 charlescurto@howardhanna.com 518-669-4356	Original List Price: \$374,450 Listing Contract Date: 08/12/2024 Expire Date: 10/17/2026 Back on Market Date: 07/30/2025 Broker Agent Compensation: 2.5 % Buyer Agency Compensation: 2.5 % Sub Agency Compensation: 0 % Parent/Child: None																					

Information is deemed to be reliable, but is not guaranteed. © 2025 **MLS** and **FBS**. Prepared by Brittney Sheridan on Wednesday, October 29, 2025 4:58 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



Rooms Total: 7
Bedrooms Total: 4
Bathrooms Total: 2
Bathrooms Full: 1
Bathrooms Half: 1
Bath Levels: Full Bath 1: 2nd; Half Bath 1: Basement
Year Built: 1920
Above Grade Finished Area: 1,204
Above Grade Finished Area Source: CRS
Below Grade Finished Area: 0
Below Grade Finished Area Source: CRS
Enhanced Accessible Y/N: No
Garage Spaces: 5

Living Area: 1,204
Total Finished Area: 1,204
Lot Size Acres: 0.11
Lot Size Dimensions: 50 x 100
Parking Y/N: Yes
Property Sub Type: Single Family Residence
Waterfront Y/N: No
Zoning: Mixed

Public Remarks: Great RPI student rental property with additional retail space and 5 garages. The net operating income as of April 2026 will be between \$33,000 to \$35,000 per year. Property is in excellent condition, with H.W. floors throughout. Kitchen totally updated with new appliances. Off street parking, a great investment property. Contact the listing agent for details and showings.

Agent to Agent Remarks: Home currently has tenants. Signed leases end in April 2026. Contact Listing Agent to schedule showing. 24 Hour notice for showings.

Interior & Exterior Features	Room Details				Construction & Utilities	
Interior Features: High Speed Internet; Solid Surface Counters; Walk-In Closet(s) Exterior Features: Drive-Paved; Lighting Appliances: Dishwasher; Dryer; Humidifier; Microwave; Oven; Range; Range Hood; Refrigerator; Washer Door Features: Storm Door(s) Fencing: Back Yard Lot Features: Cleared; Level; Private; Road Frontage Other Structures: Garage(s); Other Parking Features: Parking Total: 6; Detached; Driveway; Garage Security Features: Carbon Monoxide Detector(s); Security Lights; Smoke Detector(s) View: None Window Features: Aluminum Frames; Blinds; Double Pane Windows	Room Name	Length	Width	Level	Remarks	Construction Materials: Block; Brick; Vinyl Siding Architectural Style: Traditional Heating: Hot Water; Natural Gas Cooling: None Electric: 150 Amp Service Foundation Details: Block Flooring: Hardwood; Vinyl Roof: Asphalt; Rubber; Shingle Sewer: Public Sewer Utilities: Cable Available; Cable Connected Water Source: Public
	Living Room			First		
	Dining Room			First		
	Kitchen			First		
	Bedroom			First		
	Bedroom			Second		
	Bedroom			Second		
	Bedroom			Second		
	Full Bathroom			Second		
	Half Bathroom			Basement		
	Attic Features: Hatch Basement: Interior Entry; Partial Dining Room Type: Combined DR/LR Patio And Porch Features: Covered; Front Porch; Rear Porch					
Listing & Contract Info	Schools and Associations					Location Data
Days On Market: 331 Depository: M&T Bank Tax Annual Amount: \$6,118 Total Taxes Description: Estimated List Price/SqFt: \$298.8 Listing Agreement: Exclusive Right To Sell Special Listing Conditions: Standard Listing Contract Date: 08/12/2024 Expire Date: 10/17/2026 Back on Market Date: 07/30/2025 New Construction Y/N: No Original List Price: \$379,450 Current Price: \$359,750	Association Y/N: No School District: Troy					Parcel Number: 381700 101.40-1-6 County: Rensselaer City/Municipality: Troy Geo Lat: 42.73665 Geo Lon: -73.675847 Tax Block: 1 Tax Lot: 6.000 Tax Section: 101.40
Showing Info/Requirements	Listing Office & Broker Info					Sale Info
Owner Name: 2303-2305 15th St LLC Gail Sundling Showing Requirements: 24 Hour Notice; Agent to Accompany; Call Listing Agent; Occupied	Listing Member: Charles Curto (22355) License #: 10301206236 Phone: 518-669-4356 Email: charlescurto@howardhanna.com Listing Office: Howard Hanna Capital Inc (o1057B) Office Phone: +1 518-489-1000 Fax: +1 518-489-3507					Status Change Date: 07/30/2025

Directions: 87 North to RT 7 towards Bennington - to Hoosic Street- take Right at McDonalds thats 15th St. House and store on the right.

Information is deemed to be reliable, but is not guaranteed. © 2025 Global MLS and FBS. Prepared by Brittney Sheridan on Wednesday, October 29, 2025 5:00 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.