

FOR SALE

55-57 3RD STREET

TROY, NEW YORK 12180

MIXED-USE
DOWNTOWN TROY
INVESTMENT
OPPORTUNITY



+/- 17,100 SF MIXED USE BUILDING

- ZONED DOWNTOWN MIXED USE
- CURRENTLY OPERATING AS A BOUTIQUE WEDDING VENUE
- FORMERLY HOME TO FRANKLIN ALLEY SOCIAL CLUB
- THREE STORIES PLUS FULL BASEMENT
- HISTORIC BUILDING ORIGINALLY CONSTRUCTED IN 1890
- +/- 0.13 ACRES
- NEW \$95K BOILER (2026)
- NEW \$65K RUBBER ROOF (2024)
- TAXES: \$26,466.20

AVAILABLE
FOR SALE

\$989,000

\$57.84 PSF

FOR MORE
INFORMATION
PLEASE CONTACT

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KYLE J. BRADLEY, CPA
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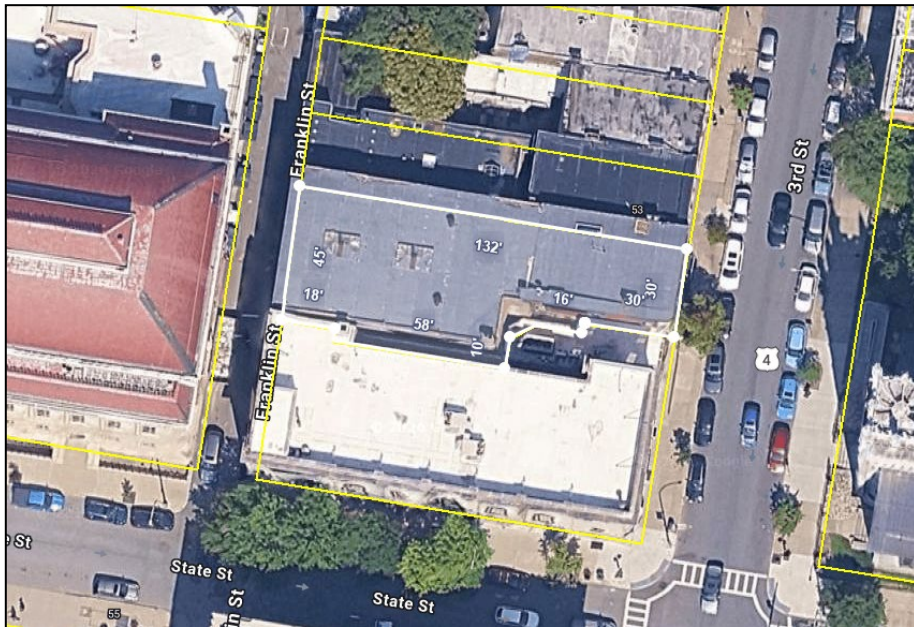
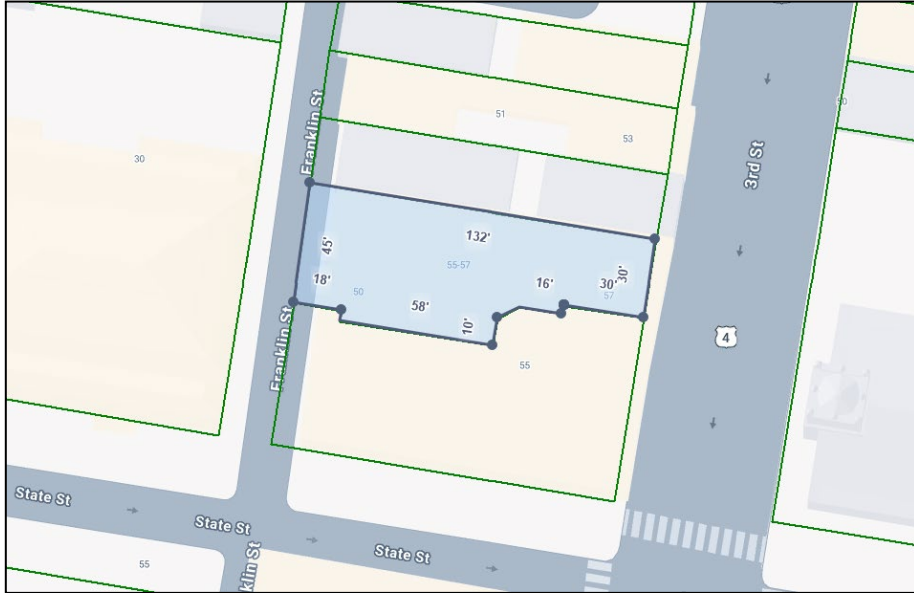


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TAX MAP



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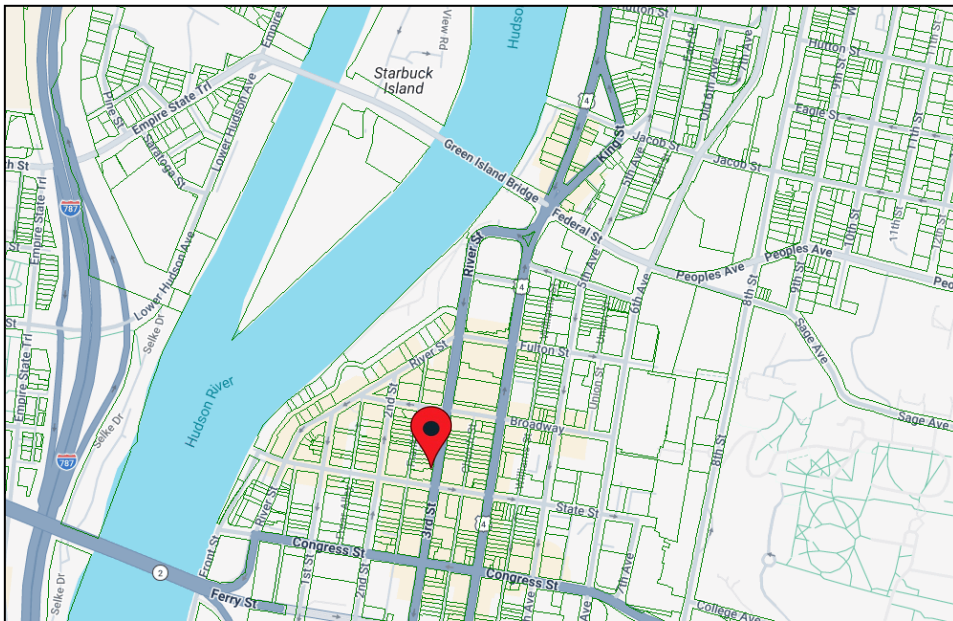
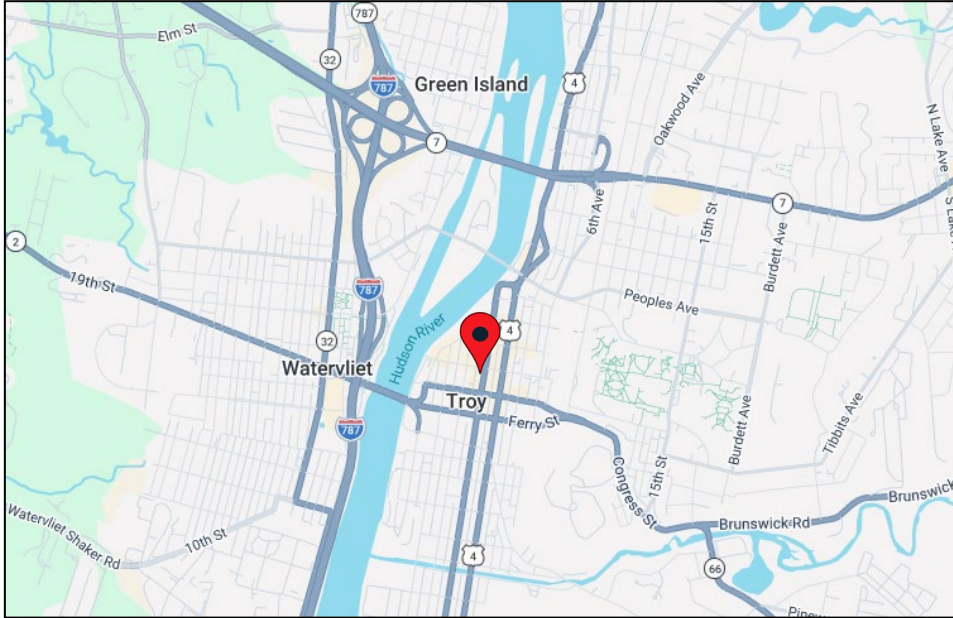
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LOCATION



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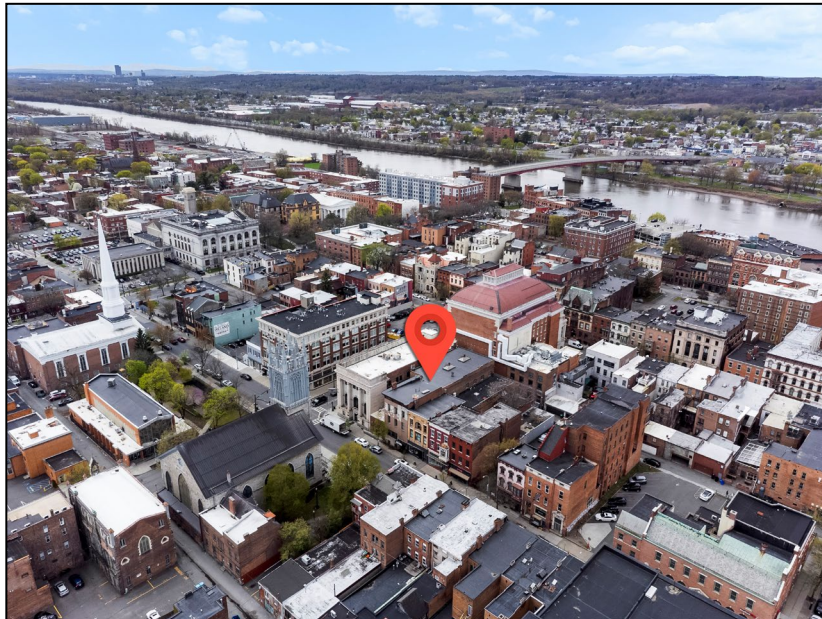
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AERIAL



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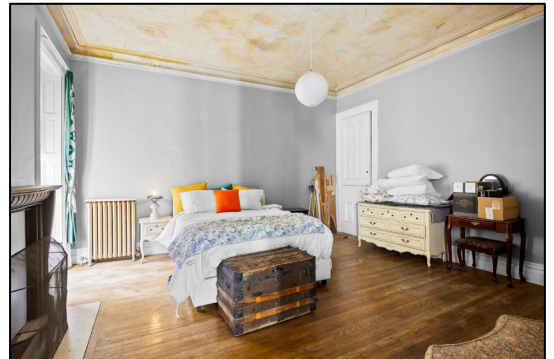
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PHOTOS



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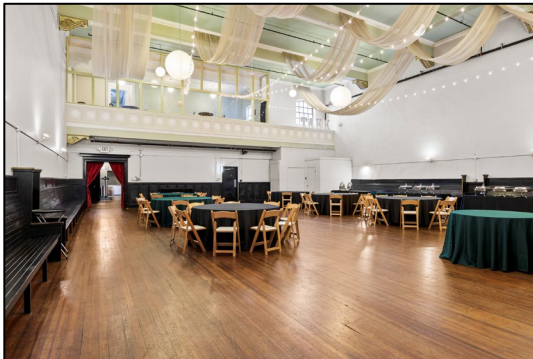
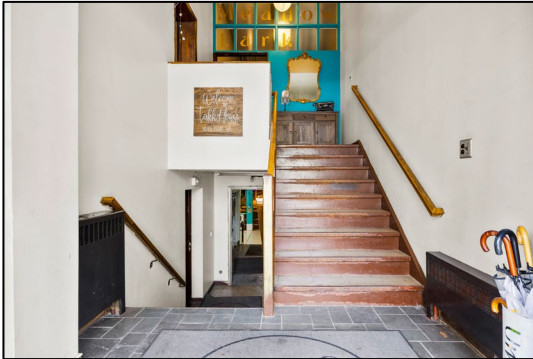
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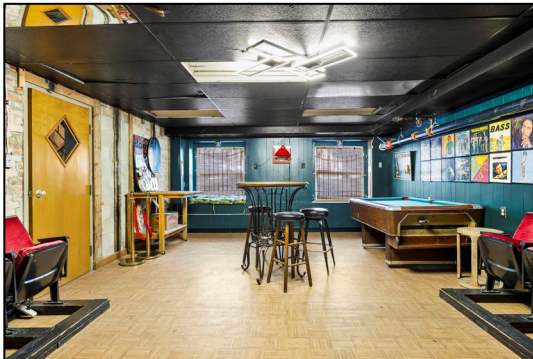
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DEMOGRAPICS

Population

	1 mile	3 miles	5 miles
2020 Population	22,690	85,424	157,233
2025 Population	21,908	84,495	156,675

Households

	1 mile	3 miles	5 miles
2020 Households	9,794	35,880	67,028
2025 Households	9,557	35,386	66,528

Income

	1 mile	3 miles	5 miles
Avg Household Income	\$75,271	\$88,299	\$97,829
Median Household Income	\$58,640	\$69,372	\$76,566

Housing

	1 mile	3 miles	5 miles
Median Home Value	\$183,953	\$221,086	\$267,604
Median Year Built	1947	1952	1960

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