

**Commercial Sale**  
**MLS# 202600071**  
**201-209 13th Street**  
**Watervliet, NY 12189**  
**County: Albany**

**Building Area**  
**Total: 11,296**  
**Lot Size Square**  
**Feet: 12,197**

**Year Built: 1930**  
**Stories:**

**\$4,400,000**

**Property Sub**  
**Type:**  
**Multi Family**

**Active**  
**DOM: 1**



**Parcel Number:** 011800  
 32.75-3-15  
**Lot Size Square Feet:** 12,197  
**Lot Size Acres:** 0.28

**Public Remarks:** This property is a well-maintained (11,296 square feet) 10-unit building located in the heart of Watervliet, NY. The property features a total of 10 apartments with a combination of 2,3, and 4-bedroom layouts making the building appealing for smaller households, larger households, or shared living arrangements. Each apartment has a W/D and a large open floorplan with tons of natural light. The tenants pay their own utilities with each unit being separately metered. 23 Unit Multi-Family Portfolio - includes 4 properties: 19 Idlewild Park, 201-209 13th Street, 22 13th street, 2413-2415 6th Ave, Watervliet NY 12189

**Directions:** Drive north up Broadway and turn left on 13th street. The property will be on your left

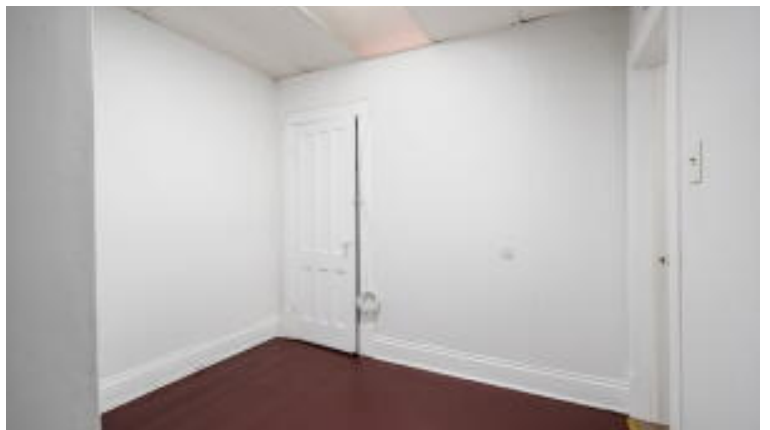
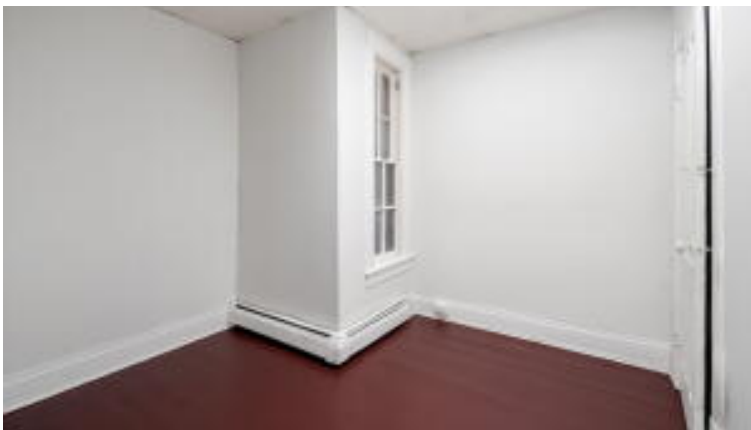
General Property Information	SqFt/Construction Information	Business/Tax Information																				
<b>Current Use:</b> Multi-Family <b>Possible Use:</b> Apartment Plus; Investment; Multi-Family; Other <b>Parking Y/N:</b> <b>Parking Total:</b> 0 <b>Parking Features:</b> Parking Total: 0; On Street	<table><tr><th></th><th>Total SqFt</th><th>Avail SqFt</th><th>Ceilings</th></tr><tr><td><b>Building:</b></td><td>11,296</td><td>0</td><td>10</td></tr><tr><td><b>Office:</b></td><td></td><td>0</td><td></td></tr><tr><td><b>Warehouse:</b></td><td></td><td>0</td><td></td></tr><tr><td><b>Retail:</b></td><td></td><td>0</td><td></td></tr></table> <hr/> <b>Construction Materials:</b> Brick <b>Roof:</b> Rubber <b>Sewer:</b> Public Sewer <b>Water Source:</b> Public		Total SqFt	Avail SqFt	Ceilings	<b>Building:</b>	11,296	0	10	<b>Office:</b>		0		<b>Warehouse:</b>		0		<b>Retail:</b>		0		<b>Total Taxes Description:</b> Estimated <b>Tax Annual Amount:</b> \$10,664.68
	Total SqFt	Avail SqFt	Ceilings																			
<b>Building:</b>	11,296	0	10																			
<b>Office:</b>		0																				
<b>Warehouse:</b>		0																				
<b>Retail:</b>		0																				

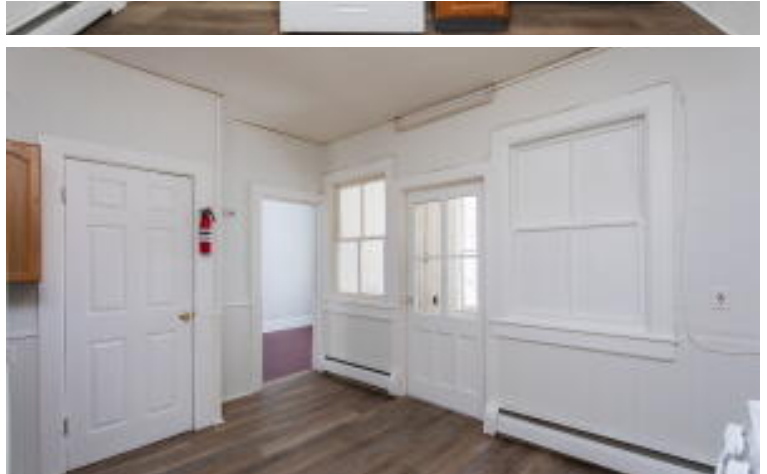
**Listing Provided as a Courtesy of:**















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**Commercial Sale**  
**MLS# 202600070**  
**19 Idlewild Park**  
**Watervliet, NY 12189**  
**County: Albany**

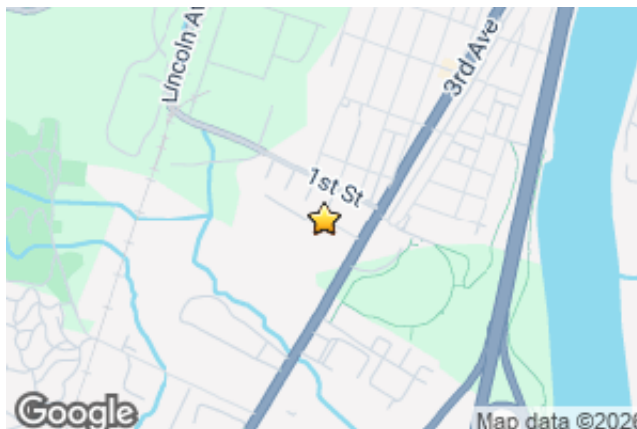
**Building Area**  
**Total: 5,488**  
**Lot Size Square**  
**Feet: 10,019**

**Year Built: 1920**  
**Stories:**

**\$4,400,000**

**Property Sub**  
**Type:**  
**Multi Family**

**Active**  
**DOM: 1**



**Parcel** 012689  
**Number:** 44.15-1-34  
**Lot Size** 10,019  
**Square Feet:**  
**Lot Size** 0.23  
**Acres:**

**Public Remarks:** A well-maintained 7-unit building (5,488 square feet), located in a convenient and walkable area of Watervliet, NY. The property features a mix of 1 and 2-bedroom units, each offering one bathroom, which provide flexible living options that appeal to a broad tenant base. A dedicated parking lot adds valuable on-site convenience for residents and enhances the property's overall desirability. The tenants pay their own utilities with each unit being separately metered. A laundry facility is on premise with 2-sets of brand new commercial machines that provide the Landlord with electronic income. 23 Unit Multi-Family Portfolio - includes 4 properties: 19 Idlewild Park, 201-209 13th Street, 22 13th street, 2413-2415 6th Ave, Watervliet NY 12189

**Directions:** Drive north on 3rd ave and turn left on Idlewild, the property is located at the top of the street

General Property Information	SqFt/Construction Information	Business/Tax Information																				
<b>Current Use:</b> Multi-Family <b>Possible Use:</b> Apartment Plus; Investment; Multi-Family; Other <b>Parking Y/N:</b> <b>Parking Total:</b> 7 <b>Parking Features:</b> Parking Total: 7; Off Street	<table><tr><td></td><td><b>Total SqFt</b></td><td><b>Avail SqFt</b></td><td><b>Ceilings</b></td></tr><tr><td><b>Building:</b></td><td>5,488</td><td>0</td><td>10</td></tr><tr><td><b>Office:</b></td><td></td><td>0</td><td></td></tr><tr><td><b>Warehouse:</b></td><td></td><td>0</td><td></td></tr><tr><td><b>Retail:</b></td><td></td><td>0</td><td></td></tr></table> <hr/> <b>Construction Materials:</b> Brick <b>Roof:</b> Rubber <b>Sewer:</b> Public Sewer <b>Water Source:</b> Public		<b>Total SqFt</b>	<b>Avail SqFt</b>	<b>Ceilings</b>	<b>Building:</b>	5,488	0	10	<b>Office:</b>		0		<b>Warehouse:</b>		0		<b>Retail:</b>		0		<b>Total Taxes Description:</b> Estimated <b>Tax Annual Amount:</b> \$4,023.58
	<b>Total SqFt</b>	<b>Avail SqFt</b>	<b>Ceilings</b>																			
<b>Building:</b>	5,488	0	10																			
<b>Office:</b>		0																				
<b>Warehouse:</b>		0																				
<b>Retail:</b>		0																				

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**Commercial Sale**  
**MLS# 202600073**  
**2413-2415 6th Avenue**  
**Watervliet, NY 12189**  
**County: Albany**

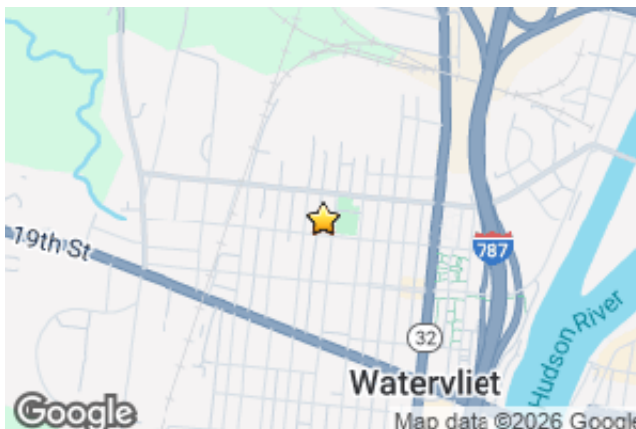
**Building Area**  
**Total: 3,724**  
**Lot Size Square**  
**Feet: 6,970**

**Year Built: 1920**  
**Stories:**

**\$4,400,000**

**Property Sub**  
**Type:**  
**Multi Family**

**Active**  
**DOM: 1**



**Parcel** 011800  
**Number:** 32.42-2-12  
**Lot Size** 6,970  
**Square Feet:**  
**Lot Size** 0.16  
**Acres:**

**Public Remarks:** A well-maintained 4-unit building (3,724 square feet) located in a convenient and walkable area of Watervliet, NY. The property features four 2-bedroom / 1 bathroom renovated units with open floor plans, tons of natural light, and a W/D in each unit. The rear of the property has a backyard, a two-car garage (leased), and 4 parking spots (one for each apartment). The tenants pay their own utilities with each unit being separately metered 23 Unit Multi-Family Portfolio - includes 4 properties: 19 Idlewild Park, 201-209 13th Street, 22 13th street, 2413-2415 6th Ave, Watervliet NY 12189

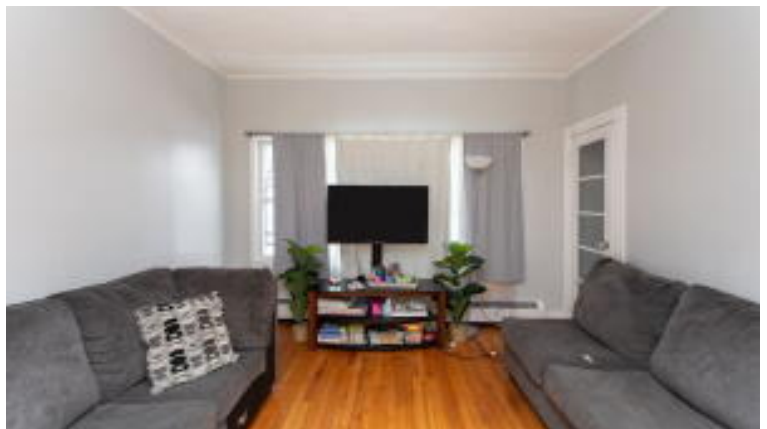
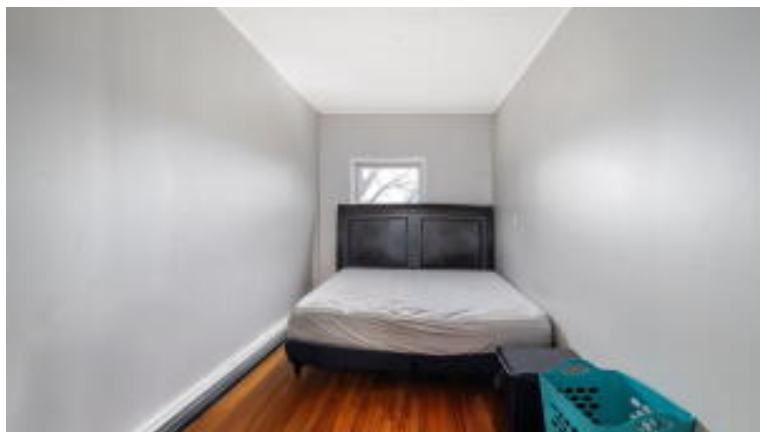
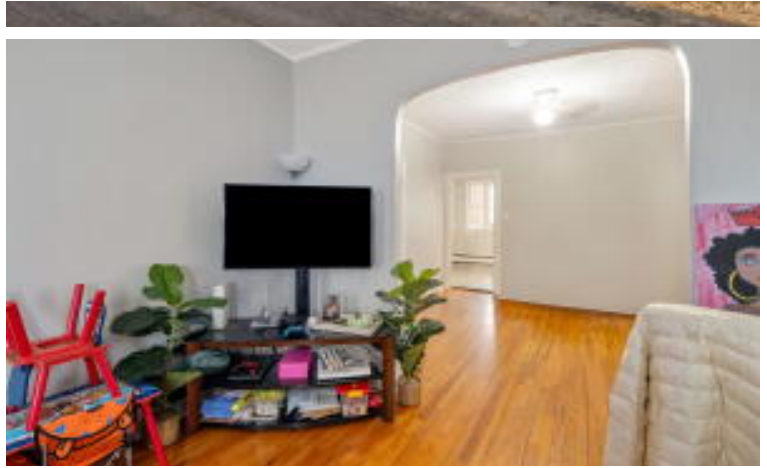
**Directions:** Drive north on 32 and turn left onto 24th street and then turn right onto 6th ave the property will be on your left across from the park

General Property Information	SqFt/Construction Information	Business/Tax Information																				
<b>Current Use:</b> Multi-Family <b>Possible Use:</b> Apartment Plus; Investment; Multi-Family; Other <b>Parking Y/N:</b> <b>Parking Total:</b> 4 <b>Parking Features:</b> Parking Total: 4; On Street	<table><tr><td></td><td><b>Total SqFt</b></td><td><b>Avail SqFt</b></td><td><b>Ceilings</b></td></tr><tr><td><b>Building:</b></td><td>3,724</td><td>0</td><td>10</td></tr><tr><td><b>Office:</b></td><td></td><td>0</td><td></td></tr><tr><td><b>Warehouse:</b></td><td></td><td>0</td><td></td></tr><tr><td><b>Retail:</b></td><td></td><td>0</td><td></td></tr></table> <hr/> <b>Construction Materials:</b> Metal Siding; Wood Frame <b>Roof:</b> Rubber <b>Sewer:</b> Public Sewer <b>Water Source:</b> Public		<b>Total SqFt</b>	<b>Avail SqFt</b>	<b>Ceilings</b>	<b>Building:</b>	3,724	0	10	<b>Office:</b>		0		<b>Warehouse:</b>		0		<b>Retail:</b>		0		<b>Total Taxes Description:</b> Estimated <b>Tax Annual Amount:</b> \$5,949.64
	<b>Total SqFt</b>	<b>Avail SqFt</b>	<b>Ceilings</b>																			
<b>Building:</b>	3,724	0	10																			
<b>Office:</b>		0																				
<b>Warehouse:</b>		0																				
<b>Retail:</b>		0																				

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**Commercial Sale**  
**MLS# 202600072**  
**22 13th Street**  
**Watervliet, NY 12189**  
**County: Albany**

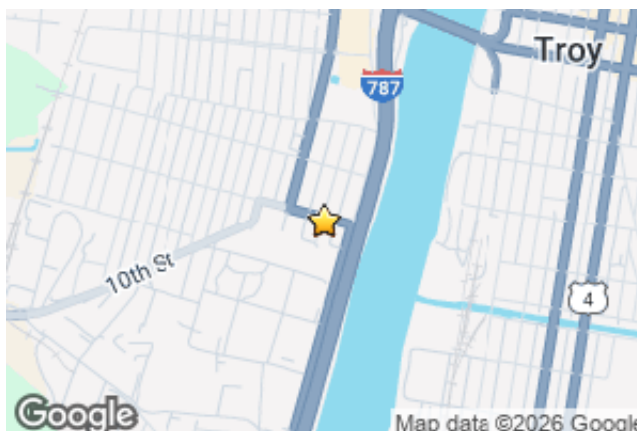
**Building Area**  
**Total: 2,042**  
**Lot Size Square**  
**Feet: 3,485**

**Year Built: 1880**  
**Stories:**

**\$4,400,000**

**Property Sub**  
**Type:**  
**Multi Family**

**Active**  
**DOM: 1**



**Parcel** 011800  
**Number:** 32.83-1-32  
**Lot Size** 3,485  
**Square Feet:**  
**Lot Size** 0.08  
**Acres:**

**Public Remarks:** A well-maintained two-family home located in the heart of Watervliet, NY and adjacent to the property located at 201-209 13th Street (this brings the unit count on this block to 12 units). The property features a total of two renovated apartments with a total of 5 bedrooms, 2 full bathrooms, and 2 half bathrooms. Each apartment has a W/D and a large open floorplan with tons of natural light. The presence of a two-car garage (leased) adds valuable off-street parking and storage options. The tenants pay their own utilities with each unit being separately metered. 23 Unit Multi-Family Portfolio - includes 4 properties: 19 Idlewild Park, 201-209 13th Street, 22 13th street, 2413-2415 6th Ave, Watervliet NY 12189

**Directions:** Drive north on Broadway and turn left onto 13th street and the property will be directly on your left

General Property Information	SqFt/Construction Information	Business/Tax Information																				
<b>Current Use:</b> Multi-Family <b>Possible Use:</b> Apartment Plus; Garage; Multi-Family <b>Parking Y/N:</b> <b>Parking Total:</b> 0 <b>Parking Features:</b> Parking Total: 0; On Street	<table><tr><th></th><th>Total SqFt</th><th>Avail SqFt</th><th>Ceilings</th></tr><tr><td><b>Building:</b></td><td>2,042</td><td>0</td><td>10</td></tr><tr><td><b>Office:</b></td><td></td><td>0</td><td></td></tr><tr><td><b>Warehouse:</b></td><td></td><td>0</td><td></td></tr><tr><td><b>Retail:</b></td><td></td><td>0</td><td></td></tr></table> <hr/> <b>Construction Materials:</b> Vinyl Siding <b>Roof:</b> Asphalt <b>Sewer:</b> Public Sewer <b>Water Source:</b> Public		Total SqFt	Avail SqFt	Ceilings	<b>Building:</b>	2,042	0	10	<b>Office:</b>		0		<b>Warehouse:</b>		0		<b>Retail:</b>		0		<b>Total Taxes Description:</b> Estimated <b>Tax Annual Amount:</b> \$3,226.08
	Total SqFt	Avail SqFt	Ceilings																			
<b>Building:</b>	2,042	0	10																			
<b>Office:</b>		0																				
<b>Warehouse:</b>		0																				
<b>Retail:</b>		0																				

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