

A three-story red brick building with a central entrance and a statue on the right. The building features multiple windows, some with decorative pediments, and a central entrance with a small pediment and steps. A statue of a man in a long coat and hat stands on a pedestal to the right of the entrance. The building is surrounded by greenery and flowers.

9 High Street,
Hoosick Falls, NY
12090

\$919,000

HOOSICK FALLS, NY 12090



LINCOLN HOUSE
REAL ESTATE CO.

JOHN ALUND

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Lincoln House Realty, New York

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LINCOLN HOUSE REALTY
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PROPERTY SUMMARY

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Property Summary

Price:	\$919,000
Units:	1
Price / Unit:	\$114,875
NOI:	\$73,252
CAP Rate:	7.68%
Occupancy:	100%
Building SF:	18,150
Price / SF:	\$50.63
Lot Size:	168.54 x 261.13 SF
Parking:	10
Renovated:	2015
Year Built:	1893

Property Overview

A rare opportunity to own a truly one-of-a-kind multifamily investment! Originally built as a school, 9 High Street has been thoughtfully converted into eight oversized New York City loft-style apartments, each offering approximately 1,700 square feet of living space—far larger than the typical rental unit. The spacious layouts, high ceilings, and unique architectural character create an exceptional living experience that sets this property apart from the competition. Whether you're looking to expand your investment portfolio or acquire a standout income-producing asset, this property offers a compelling combination of historic charm and modern functionality. Located in the heart of Hoosick Falls with convenient access to local amenities and major commuter routes, opportunities to own an apartment building of this size and character are few and far between. Don't miss your chance to own this landmark property with tremendous income and long-term appreciation potential.

Location Overview

Located in the heart of historic Hoosick Falls, this property offers more than just exceptional rental potential—it places tenants in a vibrant community known for its small-town charm, scenic beauty, and growing downtown. Residents enjoy easy access to local shops, restaurants, parks, and the Hoosick River Greenway, along with year-round community events and recreational opportunities. Ideally situated just minutes from Bennington, VT, and within commuting distance of the Capital Region and Berkshires, Hoosick Falls offers the perfect balance of affordability, convenience, and quality of life. It's no surprise the area continues to attract both residents and investors seeking long-term value.

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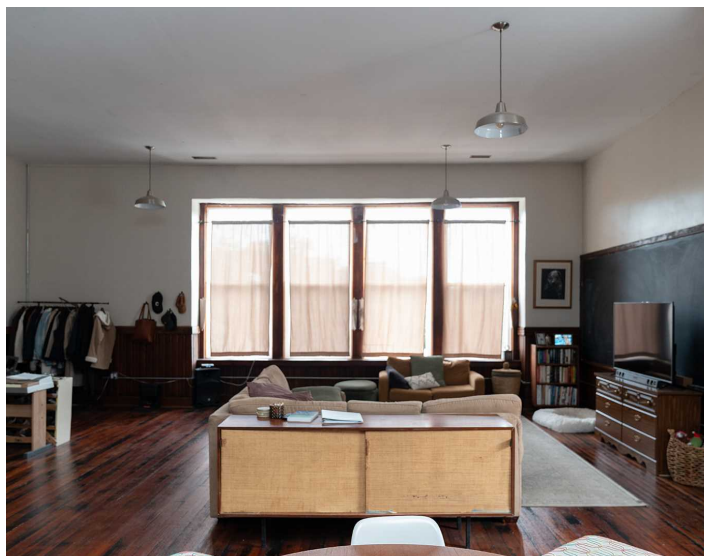
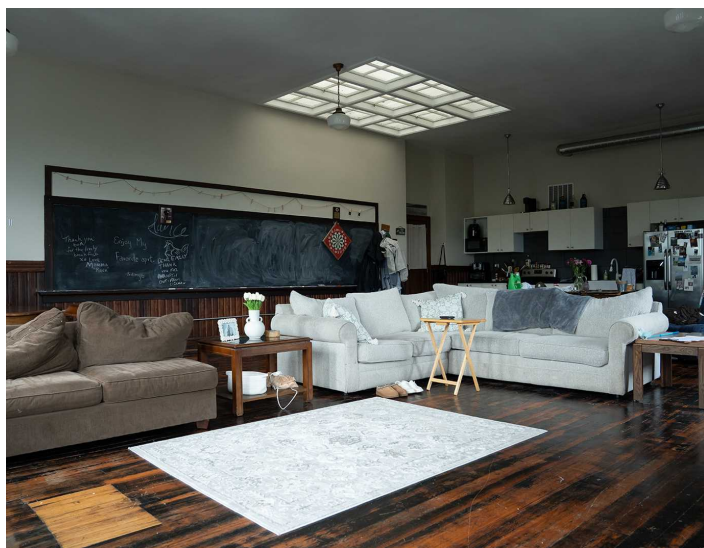
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PROPERTY PHOTOS

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PROFIT & LOSS SUMMARY

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Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total
1 - 1 Bed/ 1 Bath	1	\$12,000	\$12,000
2 - 1 Bed/ 1 Bath	1	\$14,400	\$14,400
3 - 2 Bed/ 1 Bath	1	\$12,000	\$12,000
4 - 1 Bed/ 1 Bath	1	\$12,000	\$12,000
5 - 2 Bed/ 1 Bath	1	\$14,400	\$14,400
6 - 1 Bed/ 1 Bath	1	\$15,600	\$15,600
7 - 1 Bed/ 1 Bath	1	\$14,400	\$14,400
8 - 2 Bed/ 1 Bath	1	\$14,400	\$14,400
Totals	8		\$109,200

Investment Summary

Price	\$919,000
Year Built	1893
Units	8
Price/Unit	\$114,875
RSF	12,200
Price/RSF	\$75.33
Floors	3
Cap Rate	7.68%
GRM	8.42

Annualized Income

Description	Actual
Gross Potential Rent	\$109,200
- Less: Vacancy	\$0
Effective Gross Income	\$109,200
- Less: Expenses	(\$38,621)
Net Operating Income	\$70,579

Annualized Expenses

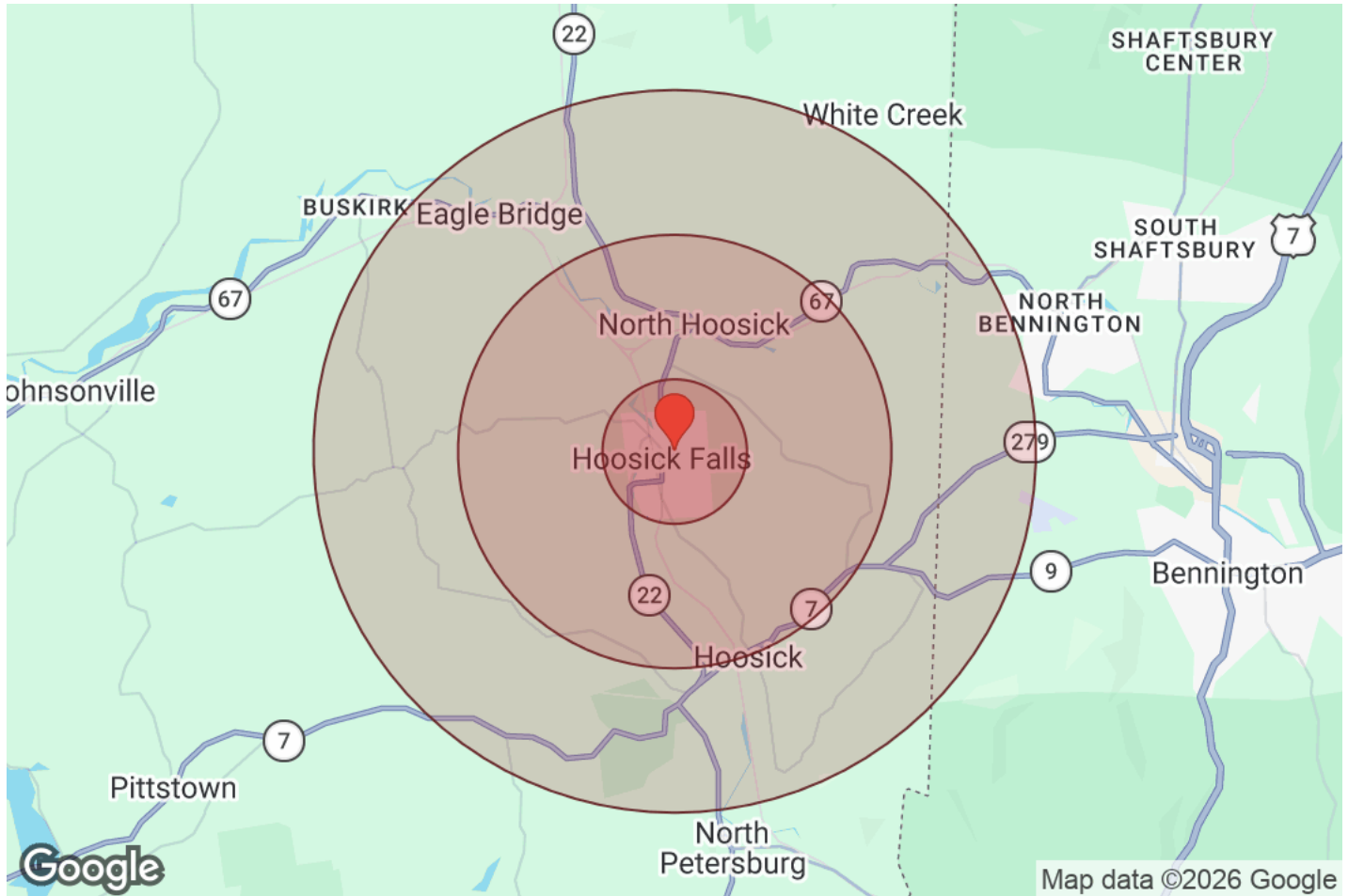
Description	Actual
Building Insurance	\$4,000
Repairs	\$7,148
Taxes - Real Estate	\$16,673
Trash Removal	\$2,400
Utility - Electricity	\$6,000
Utility - Water & Sewer	\$2,400
Total Expenses	\$38,621
Expenses Per RSF	\$3.17
Expenses Per Unit	\$4,828

DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,728	2,606	3,888
Female	1,803	2,588	3,730
Total Population	3,531	5,194	7,618

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,291	4,823	7,057
Black	31	45	67
Am In/AK Nat	5	8	11
Hawaiian	1	1	1
Hispanic	101	145	212
Asian	14	45	92
Multiracial	85	122	171
Other	4	6	8

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,715	2,424	3,496
Occupied	1,566	2,228	3,193
Owner Occupied	928	1,478	2,273
Renter Occupied	638	750	920
Vacant	149	197	303

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	576	809	1,149
Ages 15 - 24	355	584	914
Ages 25 - 54	1,254	1,805	2,606
Ages 55 - 64	536	806	1,176
Ages 65+	810	1,191	1,772

Income	1 Mile	3 Miles	5 Miles
Median	\$55,328	\$65,935	\$76,002
Under \$15k	111	129	193
\$15k - \$25k	193	218	274
\$25k - \$35k	166	204	256
\$35k - \$50k	247	317	398
\$50k - \$75k	206	304	455
\$75k - \$100k	219	341	495
\$100k - \$150k	269	407	604
\$150k - \$200k	111	201	315
Over \$200k	44	107	203

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John M. Alund is the Principal Broker and Owner of Lincoln House Real Estate Co., specializing in multifamily and investment properties throughout Albany's downtown, Center Square, and surrounding Capital Region neighborhoods.

A lifelong Albany resident and active real estate investor, John has spent more than a decade buying, renovating, managing, leasing, and selling investment properties. As an owner-operator of multiple multifamily buildings, he offers clients a unique perspective that goes beyond the traditional real estate transaction. His firsthand experience allows him to identify value-add opportunities, evaluate investment potential, and often uncover off-market deals before they become widely available.

With a background in accounting and taxation, John brings a data-driven approach to every transaction. He helps investors analyze cash flow, returns, and long-term value so they can make informed decisions with confidence. Whether you're purchasing your first duplex, expanding your portfolio, or selling an investment property, John combines local market expertise with real-world investing experience to help you achieve your financial goals.

If you're looking for a trusted advisor who understands investment real estate from every angle, contact John today and discover the difference experience makes.

DISCLAIMER

9 HIGH STREET



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