

Commercial Sale
MLS# 202501008
Parent Listing
319 Speigletown Road
Troy, NY 12182
County: Rensselaer

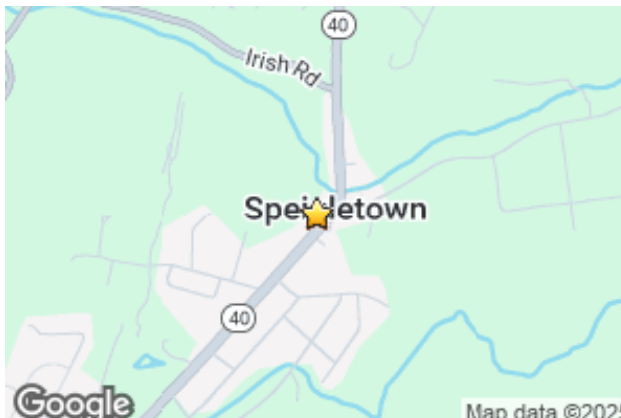
Building Area
Total: 10,467

Year Built: 1940
Stories:

\$1,735,000

Property Sub
Type:
Multi Family

Active
DOM: 7



Parcel 384289
Number: 71.1-4-1
Lot Size 100X141,
Dimensions: 78.8X111,
 50X100
Lot Size 0.62
Acres:

Public Remarks: 3 building, 12 unit portfolio. Package includes 319 Speigletown Rd Troy NY, 23-25 Prospect Ave Troy NY, 1105 Hutton St Troy NY. See individual listings.

Directions: 3 building, 12 unit portfolio. Directions can be found on individual listings.

General Property Information	SqFt/Construction Information	Business/Tax Information																				
Current Use: Multi-Family Possible Use: Multi-Family Parking Y/N: Parking Total: 10 Parking Features: Parking Total: 10	<table><tr><th></th><th>Total SqFt</th><th>Avail SqFt</th><th>Ceilings</th></tr><tr><td>Building:</td><td>10,467</td><td>10,467</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></td></tr><tr><td>Retail:</td><td></td><td>0</td><td></td></tr></table> <hr/> Roof: Asphalt Sewer: Septic Tank Water Source: Public Electric: 200 Amp Service Heating: Baseboard Cooling: Window Unit(s) Tenant Pays: Electricity		Total SqFt	Avail SqFt	Ceilings	Building:	10,467	10,467	9	Office:		0		Warehouse:		0		Retail:		0		Total Taxes Description: Estimated Tax Annual Amount: \$20,171
	Total SqFt	Avail SqFt	Ceilings																			
Building:	10,467	10,467	9																			
Office:		0																				
Warehouse:		0																				
Retail:		0																				

Listing Provided as a Courtesy of:

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Commercial Sale
MLS# 202501009
Child Listing
319 Speigletown Road
Troy, NY 12182
County: Rensselaer

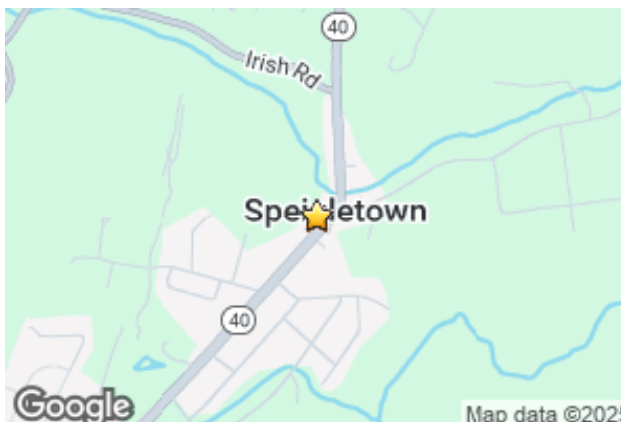
Building Area
Total: 3,720

Year Built: 1940
Stories:

\$725,000

Property Sub
Type:
Multi Family

Active
DOM: 7



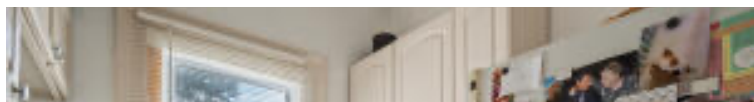
Parcel 384289
Number: 71.1-4-1
Lot Size 0.32
Acres:

Public Remarks: This well maintained 6 Unit property features all new electric, renovated units, 4 one bedroom and 2 two bedroom apartments. The garage is included. Part of a larger package with 23-25 Prospect Ave and 1105 Hutton St.

Directions: Travel North up Speigletown Rd property will be on your left before Fogarty Rd.

General Property Information	SqFt/Construction Information	Business/Tax Information																				
Current Use: Multi-Family Possible Use: Multi-Family Parking Y/N: Yes Parking Total: 10 Parking Features: Parking Total: 10	<table><tr><td></td><td>Total SqFt</td><td>Avail SqFt</td><td>Ceilings</td></tr><tr><td>Building:</td><td>3,720</td><td>3,720</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></td></tr><tr><td>Retail:</td><td></td><td>0</td><td></td></tr></table> <hr/> Roof: Asphalt Sewer: Septic Tank Water Source: Public Electric: 200 Amp Service Heating: Baseboard Cooling: Window Unit(s) Tenant Pays: Electricity		Total SqFt	Avail SqFt	Ceilings	Building:	3,720	3,720	9	Office:		0		Warehouse:		0		Retail:		0		Total Taxes Description: Estimated Tax Annual Amount: \$8,562
	Total SqFt	Avail SqFt	Ceilings																			
Building:	3,720	3,720	9																			
Office:		0																				
Warehouse:		0																				
Retail:		0																				

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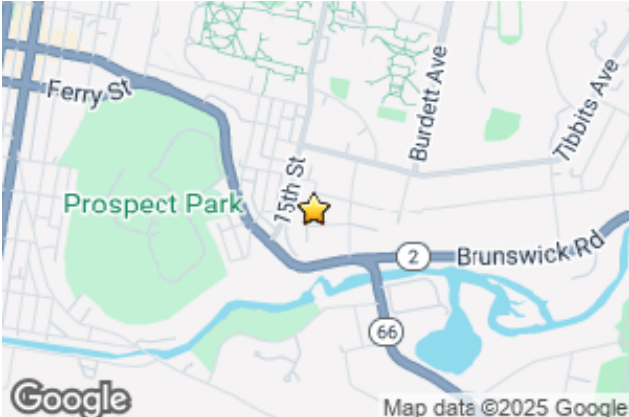






Commercial Sale
MLS# 202501010
Child Listing
23-25 Prospect Avenue
Troy, NY 12180
County: Rensselaer
City Region: Troy RPI

Building Area Total: 4,173	Year Built: 1940 Stories:	\$630,000
Property Sub Type: Multi Family		Active DOM: 7



Parcel Number: 381700
101.71-12-22
Lot Size Acres: 0.19

Public Remarks: This well maintained 4-unit property is perfect for RPI student housing. Off-street parking, renovated units and wonderfully positioned between RPI and downtown Troy. Part of a larger package with 319 Speigletown Rd and 1105 Hutton St.

Directions: Drive north up 15th street, turn onto Christie St and property will be on your left.

General Property Information	SqFt/Construction Information	Business/Tax Information																				
Current Use: Multi-Family Possible Use: Multi-Family Parking Y/N: Parking Total: 4 Parking Features: Parking Total: 4	<table><tr><td></td><td>Total SqFt</td><td>Avail SqFt</td><td>Ceilings</td></tr><tr><td>Building:</td><td>4,173</td><td>4,173</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></td></tr><tr><td>Retail:</td><td></td><td>0</td><td></td></tr></table> <hr/> Construction Materials: Wood Frame Roof: Rubber Sewer: Public Sewer Water Source: Public Electric: 200 Amp Service Heating: Baseboard; Natural Gas Cooling: Wall Unit(s) Tenant Pays: Electricity		Total SqFt	Avail SqFt	Ceilings	Building:	4,173	4,173	9	Office:		0		Warehouse:		0		Retail:		0		Total Taxes Description: Estimated Tax Annual Amount: \$6,875
	Total SqFt	Avail SqFt	Ceilings																			
Building:	4,173	4,173	9																			
Office:		0																				
Warehouse:		0																				
Retail:		0																				

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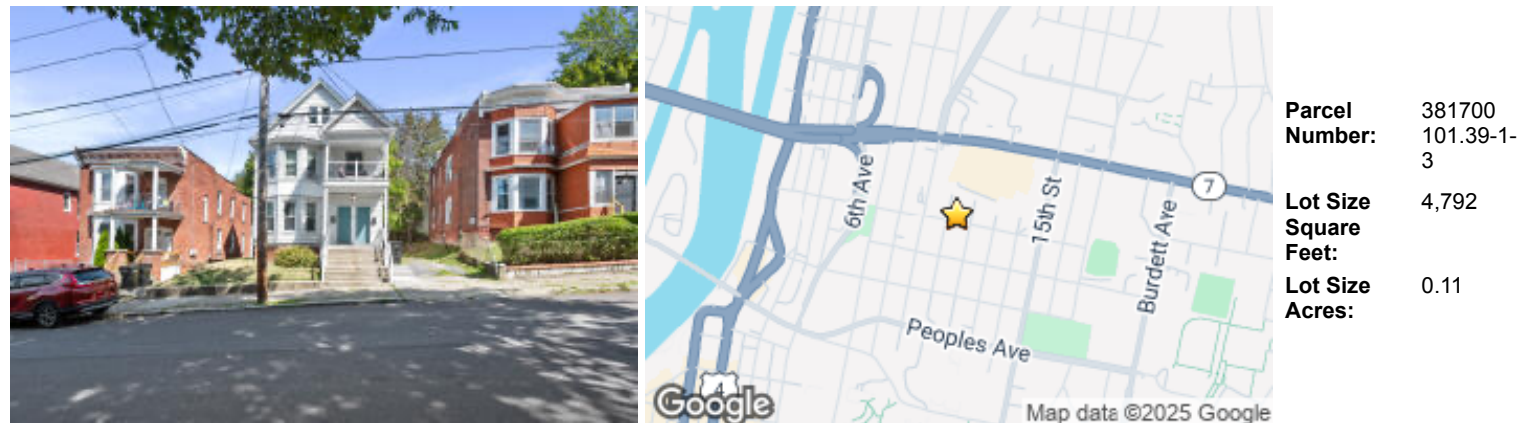




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Commercial Sale
MLS# 202501011
Child Listing
1105 Hutton Street
Troy, NY 12180
County: Rensselaer

Building Area Total: 2,574 Lot Size Square Feet: 4,792	Year Built: 1907 Stories:	\$395,000
Property Sub Type: Multi Family		Active DOM: 7



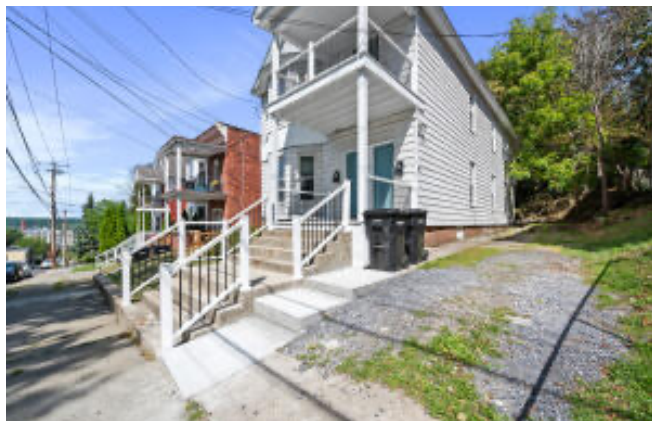
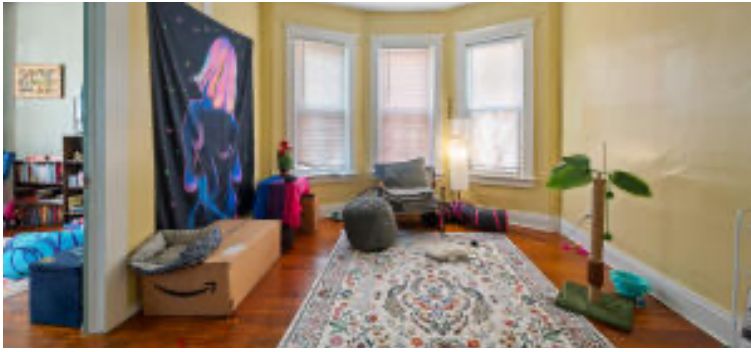
Public Remarks: Lovely 2 unit near RPI, part of a larger package including 319 Speigletown Rd and 23-25 Prospect Ave.

Directions: Rt 7 to 8th St to Hutton.

General Property Information	SqFt/Construction Information	Business/Tax Information																				
Current Use: Multi-Family Parking Y/N: Parking Total: 0 Parking Features: Parking Total: 0	<table><tr><td></td><td>Total SqFt</td><td>Avail SqFt</td><td>Ceilings</td></tr><tr><td>Building:</td><td>2,574</td><td>2,574</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></td></tr><tr><td>Retail:</td><td></td><td>0</td><td></td></tr></table> <hr/> Roof: Asphalt Sewer: Public Sewer Water Source: Public Heating: Forced Air Cooling: None Tenant Pays: Electricity		Total SqFt	Avail SqFt	Ceilings	Building:	2,574	2,574	9	Office:		0		Warehouse:		0		Retail:		0		Total Taxes Description: Estimated Tax Annual Amount: \$4,734
	Total SqFt	Avail SqFt	Ceilings																			
Building:	2,574	2,574	9																			
Office:		0																				
Warehouse:		0																				
Retail:		0																				

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