

Six-unit Multifamily
Asset

**FOR
SALE**

**3227-
3229
7TH AVE**

TROY, NY 12180

EXECUTIVE SUMMARY

SIX-UNIT MULTIFAMILY

INVESTMENT OPPORTUNITY

LOCATION:

3227-3229 7th Ave, Troy,
NY 12180

ASKING PRICE:

\$ 710,500.00

HIGHLIGHTS:

- Six (6) unit multifamily investment opportunity in Troy, NY
- Unit mix consists of four (3) three-bedroom apartments and two (2) two-bedroom apartments.
- Approximately ±7,206 SF, three-story brick apartment building.
- Corner-lot location providing excellent visibility and accessibility
- Situated in an established residential neighborhood with strong rental demand
- Convenient access to Downtown Troy, major employers, shopping, dining, and public transportation
- Located within the Albany-Schenectady-Troy Metropolitan Area, one of New York's most active rental markets.



KW Platform 935 New Loudon Road, Latham NY 12110



(518) 368-3932

INVESTMENT OVERVIEW

Located in the City of Troy, New York, the property benefits from a well-established residential market with consistent demand for multifamily housing. Troy is known for its historic character, vibrant downtown, and growing employment base, attracting a diverse mix of students, professionals, and long-term residents. The property's location offers convenient access to major roadways, public transportation, shopping, dining, and everyday amenities.

As part of the Capital Region, Troy continues to experience strong rental demand driven by nearby universities, healthcare institutions, technology employers, and state government offices throughout the Albany metropolitan area. With a limited supply of quality rental housing and continued investment throughout the city, the market provides an attractive environment for multifamily investors seeking stable occupancy and long-term appreciation.

PROPERTY HIGHLIGHTS

- Six-Unit Multifamily Asset
- ±7,206 SF Building
- Portfolio Expansion Opportunity
- Income-Producing Asset
- Value-Add Potential
- Tenant-Paid Heat & Electricity
- Separate Boiler Systems per Unit



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LOCATION OVERVIEW

Troy is one of the Capital Region's most established multifamily markets, supported by a renter-heavy population, major employment and educational anchors, and continued private investment in housing and downtown redevelopment. With approximately 51,400 residents and 21,000+ households, the city offers a dense and diversified tenant base spanning young professionals, students, healthcare employees, service workers, and long-term residents.



51,400+ Residents across a compact 10.4-square-mile urban market



63% Renter Occupancy, reinforcing strong underlying apartment demand



71% Multifamily Housing, demonstrating an established rental culture



\$58,500 Median Household Income



37% Bachelor's Degree or Higher



- \$1,675 Median Asking Rent, with recent upward rental momentum



Major Demand Drivers: RPI, Samaritan Hospital, HVAC, Downtown Troy & regional employers



Continued Investment: New market-rate multifamily development and downtown revitalization demonstrate long-term confidence in Troy



Investment Positioning: 4 Hill Street is positioned to capture Troy's deep renter base by offering well-located, professionally managed housing at an attainable price point relative to newly constructed luxury product, providing a compelling foundation for stable occupancy and long-term rent growth.



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PROXIMITY MAP



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LEVERAGE
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PROPERTY PHOTOS



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