



\$1,450,000

28 2ND STREET, TROY, NY 12180

<https://naiplatform.com>

- Commercial Sale
- Mixed Use
- Commercial Sale
- 9171 sq ft



Deanna Dal Pos

Basics



MLS Number: 202500947
Category: Mixed Use
Listing Category: Mixed Use
Listing Type: For Sale
Stories: 3
Available SF: 9171
Year built: 1840

Address: 28 2nd Street, Troy, NY 12180
Status: Commercial Sale
Type: Commercial Sale
Zoning: DMU
Area, sq ft: 9171 sq ft
Lot size, acres: 0.11 acres
Directions: On right of 2nd St. between Broadway at Monument Square and State St. 2nd St is one way heading west. Adjacent to the Troy Savings Bank Music Hall

Date added: Added 6 months ago

Important Links

Property Website: Array

Related Property 1: Array

Related Property 2: Array

Description

Property Description: Immaculately maintained, circa 1840, 9,171 SF brick building in the heart of downtown Troy. This three-story gem features private offices, conference rooms, reception, and office cubicles throughout, plus 1-2 bathrooms per floor. The top floor, once an apartment, includes a kitchen, two full baths, front balcony, and rear deck, ideal for live/work use. Elevator access to all floors, including the basement with private offices, a bullpen of cubicles (former spa space) and access to a two-car garage. Rear surface parking for 5-6 cars. ADA-compliant rear entry lift. Directly adjacent to the Troy Savings Bank Music Hall and one block to Monument Square, the Farmer's Market, and downtown festivals. Perfect for owner-occupant professional use or investor redevelopment into multifamily housing. Parking lot at 47 3rd St. also available for purchase by same owner.

