

28 2ND STREET, TROY, NY 12180

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Deanna Dal Pos

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

Basics



MLS Number: 202500947 Address: 28 2nd Street Troy, NY 12180

Category: Mixed Use Status: Commercial Sale
Listing Category: Mixed Use Type: Commercial Sale

Listing Type: For Sale **Zoning:** DMU

Stories: 3 Area, sq ft: 9171 sq ft

Available SF: 9171 Lot size, acres: 0.11 acres

Year built: 1840 **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 days 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 a two-car garage and former spa space (now a bullpen of offices). 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. and mixed use building at 45 3rd St. across alleyway. also for sale by same owner.

