



**\$1,450,000**

**28 2ND STREET, TROY, NY 12180**

<https://naiplatform.com>

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



**Deanna Dal Pos**

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**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 8 months ago

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## Important Links

**Property Website:** Array

**Related Property 2:** Array

**Related Property 1:** Array

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## 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.

