



\$2,045,000

28 2ND STREET TROY, NY 12180

<https://naiplatform.com>



Deanna Dal Pos

- Commercial Sale
- Office
- Commercial Sale
- 11979 sq ft

Basics



MLS Number: 202500946

Category: Office

Listing Category: Retail, Office

Zoning: DMU

Area, sq ft: 11979 sq ft

Available Retail SF: 1000

Year built: 1840

Address: 28 2nd Street Troy, NY 12180

Status: Commercial Sale

Type: Commercial Sale

Stories: 3

Available SF: 11979

Lot size, acres: 0.27 acres

Directions: Portfolio straddles Franklin St. alley with 28 2nd St. adjacent to the parking lot at 47 3rd St. and the mixed use building at 45 3rd St. Directly next to the Troy Savings Bank Music Hall.

Date added: Added 6 days ago

Important Links

Property Website: Array

Description

Property Description: Exceptional opportunity to acquire 3 prime downtown Troy properties totaling nearly 12,000 SF plus gated parking for 16 cars. 28 2nd St (9,171 SF) is a historic 3-story building with elevator, offices, conference rooms, and former 3rd floor residential space with kitchen/baths, patio & deck, plus garage and surface parking. 45 3rd St (2,808 SF) offers a retail storefront with a beautiful two-story apartment above. 47 3rd St is a gated parking lot. Located steps from Monument Square, Troy Savings Bank Music Hall, and the Farmer's Market. In an Opportunity Zone with Historic Tax Credit and PILOT eligibility, this portfolio offers strong rental and redevelopment upside in one of NY State's most iconic urban markets along the Hudson River.

