



\$445,000

45 3RD STREET, TROY, NY 12180

<https://naiplatform.com>



Deanna Dal Pos

- Commercial Sale
- Mixed Use
- Commercial Sale
- 2808 sq ft

Basics



MLS Number: 202500948

Category: Mixed Use

Listing Category: Mixed Use

Listing Type: For Sale

Stories: 3

Available SF: 2808

Available Office SF: 2808

Year built: 1840

Address: 45 3rd Street Troy, NY 12180

Status: Commercial Sale

Type: Commercial Sale

Zoning: DMU

Area, sq ft: 2808 sq ft

Available Retail SF: 1000

Lot size, acres: 0.03 acres

Directions: On right of 3rd Street between Broadway and State Street. 3rd St. is one way heading south. Within a block of Monument Square.

Date added: Added 6 days ago

Important Links

Property Website: Array

Related Property 2: Array

Related Property 1: Array

Description

Property Description: Charming, 2,808 SF, 3-story mixed-use property in historic downtown Troy. First floor features an established retail storefront. Upper floors comprise a beautiful, light-filled two-story apartment with nearly floor-to-ceiling windows overlooking 3rd Street. Lower apartment level offers a half bath, kitchen, laundry, living room with fireplace, and den/bedroom, while the upper level has two bedrooms and full bath. Exterior fire escape doubles as a rear deck. Steps from Monument Square, the Music Hall, and Troy's thriving retail, dining, and cultural scene. Excellent opportunity for live/work, investment, or owner-occupancy with rental income potential. Adjacent parking lot at 47 3rd St. and 28 2nd St. office building across alleyway. also for sale by same owner.

