



65-67 WATERVLiet AVENUE, TROY, NY - FOR SALE

<https://naipatform.com>



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Basics

MLS Number: 202600986

Listing Category: Mixed Use

Zoning: MU-NC

Ceiling Height: 9

Available SF: 8,424

Date added: Added 3 hours ago

Address: 65-67 Watervliet Avenue, Troy, NY

Listing Type: For Sale

Stories: 3

Area, sq ft: 8424 sq ft

Year built: 1930



Important Links

Property Website: Array

Related Property 1: Array

Related Property 2: Array

Description

Property Description: Mixed-use investment opportunity at the tri-corner of Watervliet Ave, Livingston Ave and 3rd St, just off the Everett Rd exit of I-90. This 3-story building offers 9 apartments (four studios, one 1BR, three 2BR, one 3BR) plus two street-level storefronts of ±1,500 SF and ±1,000 SF with large glass windows and direct street access. Apartments currently generate \$8,325/mo; both storefronts are vacant and being marketed at \$1,500/mo and \$1,300/mo, offering immediate upside. Select units have seen recent updates including new windows, flooring and appliances. Across the street from Honest Weight Food Co-op and a block from the CDTA Training and Call Center. Pro forma NOI of \$85,815 (6.9% cap rate) with retail leased. Offered at \$1,250,000.

