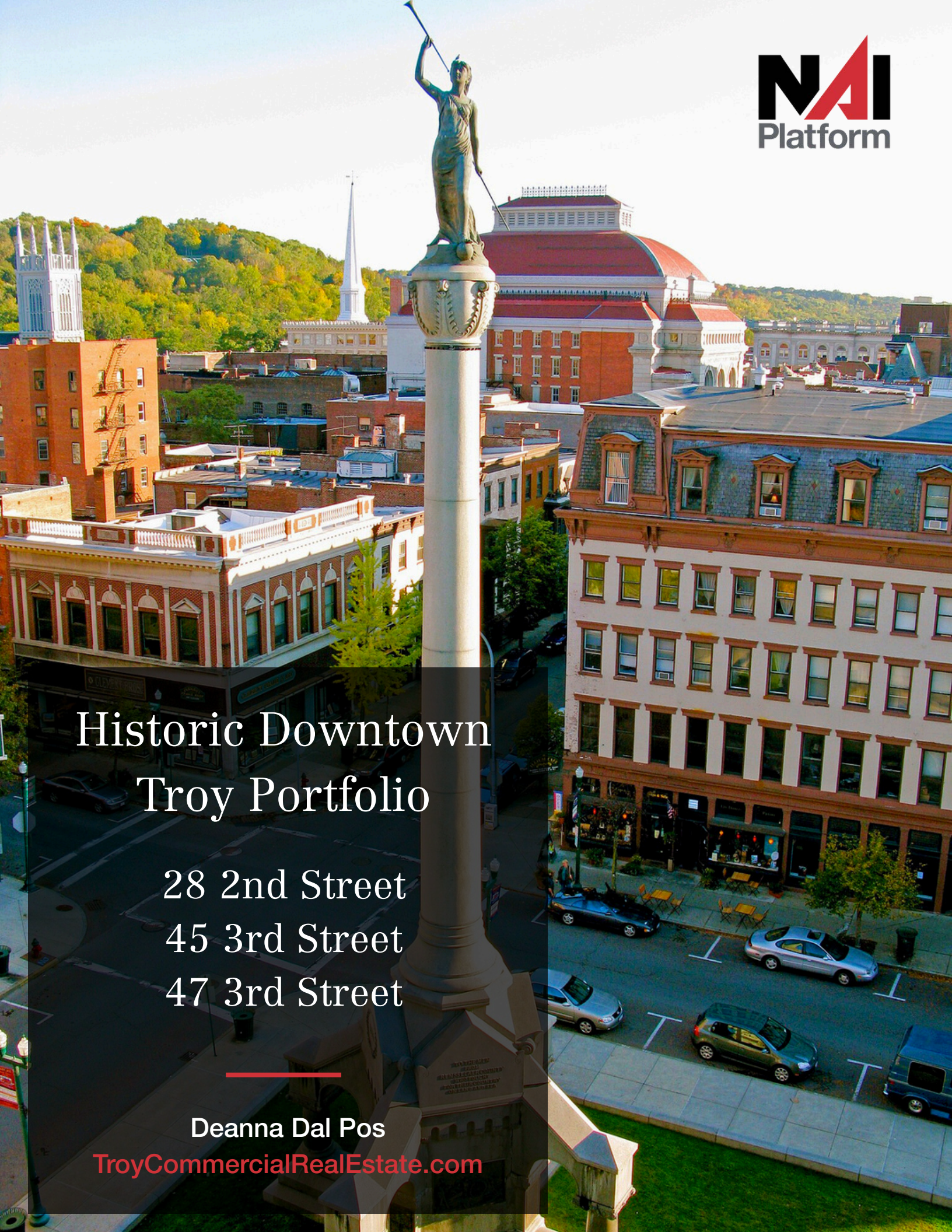


A high-angle, wide shot of a historic downtown street in Troy, New York. In the foreground, a tall, white, fluted column topped with a bronze statue of a woman holding a spear (the Statue of Liberty) stands prominently. The street is lined with historic brick and stone buildings, including a large, multi-story building with a red roof and a white steeple in the background. The scene is captured in bright daylight with clear shadows.

# Historic Downtown Troy Portfolio

28 2nd Street  
45 3rd Street  
47 3rd Street

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Deanna Dal Pos

[TroyCommercialRealEstate.com](http://TroyCommercialRealEstate.com)





## Portfolio Summary

The Historic Downtown Troy Portfolio offers a rare opportunity to acquire two iconic mixed-use buildings and a gated parking lot in the heart of Troy's thriving city center. Anchored by the 9,171 SF law office building at 28 2nd Street, these properties combine historic charm with modern functionality and flexible redevelopment potential. With demand surging in Troy for residential, cultural, and mixed-use space, this portfolio is ideally positioned for an owner-occupant, investor, or developer seeking a high-visibility presence in one of the Capital Region's most dynamic urban markets.

## Portfolio at a Glance

| Property   | Size (est.)  | Use                             | Price       | Key Features                                                                       |
|------------|--------------|---------------------------------|-------------|------------------------------------------------------------------------------------|
| 28 2nd St. | 9,171 SF     | Historic Office / Redevelopment | \$1,450,000 | 3 stories + basement, elevator, ADA lift, parking, convertible top-floor apartment |
| 45 3rd St. | 2,808 SF     | Mixed-Use (Retail + Apartment)  | \$445,000   | Retail storefront, 2-story apartment, fireplace, large windows, back deck          |
| 47 3rd St. | 5,663 SF lot | Gated Parking                   | \$150,000   | 16-car capacity, secure gated lot, rare downtown amenity                           |

**Total Portfolio Price: \$2,045,000**





# Market Overview



## Location Advantage

Downtown Troy has become one of the Capital Region's most vibrant neighborhoods, combining historic architecture with a cultural and residential renaissance. Anchored by the Troy Savings Bank Music Hall, Monument Square, and the Hudson River waterfront, the district offers walkable access to dining, retail, and entertainment. With more than 2,350 new apartments built or underway, and with nationally recognized events like the Troy Farmers' Market and HBO's *The Gilded Age* tours, the city is experiencing unprecedented visibility and demand.

## Demographic Synopsis

Troy has a population of ~51,000 with a median age of 33, reflecting its young, professional character. The median household income is \$57,700, while the average household income reaches \$81,500, suggesting strong upper-income cohorts that support retail and residential demand. The 25–64 demographic drives the market, earning between \$63,000–\$67,000 annually, while a substantial renter population (63%) supports robust multifamily housing demand.

## Why It Matters

Troy offers a young, educated, renter-driven population supported by major institutions like RPI and its many corporate offshoots especially in architecture and engineering. Cultural attractions, steady income growth, and new multifamily developments are fueling demand for historic mixed-use, live/work, and multifamily conversions. With limited supply of historic assets and parking, this portfolio represents a rare opportunity in one of Upstate New York's most dynamic downtowns.



# Property Overview



**FOR SALE – \$1,450,000**

28 2nd Street, Troy, NY

## Highlights:

- 9,171 SF historic brick building
- 3 stories + finished basement (former spa).
- Private offices, conference rooms, reception, and bathrooms on every floor.
- Elevator serving all levels, ADA lift at rear entrance.
- Top floor includes full kitchen, 2 bathrooms, front balcony, and rear deck — ideal for live/work conversion.
- 2-car garage + 5–6 surface spaces.
- Directly adjacent to Troy Savings Bank Music Hall.
- 1 block from Monument Square & Troy Farmers' Market.

Ideal Uses: Owner-occupant law/medical/professional office, live-work property, or multifamily redevelopment.

Portfolio Note: Can be purchased individually or as part of the 3-property Troy Historic Portfolio (includes 45 3rd St. mixed-use building & 47 3rd St. parking lot).

## Property Summary

|                         |                                   |
|-------------------------|-----------------------------------|
| <b>Parcel ID/Tax ID</b> | 381700 101.53-8-14                |
| <b>Year Built:</b>      | Circa 1840                        |
| <b>Building SF:</b>     | 9,171                             |
| <b>Lot SF :</b>         | 4,792                             |
| <b>Occupancy:</b>       | Tenant vacating prior to closing  |
| <b>Parking:</b>         | 2-car garage, 5-6 car surface lot |
| <b>Water/Sewar:</b>     | Municipal                         |
| <b>Zoning:</b>          | Downtown Mixed Use (DMU)          |



# Floor Plan

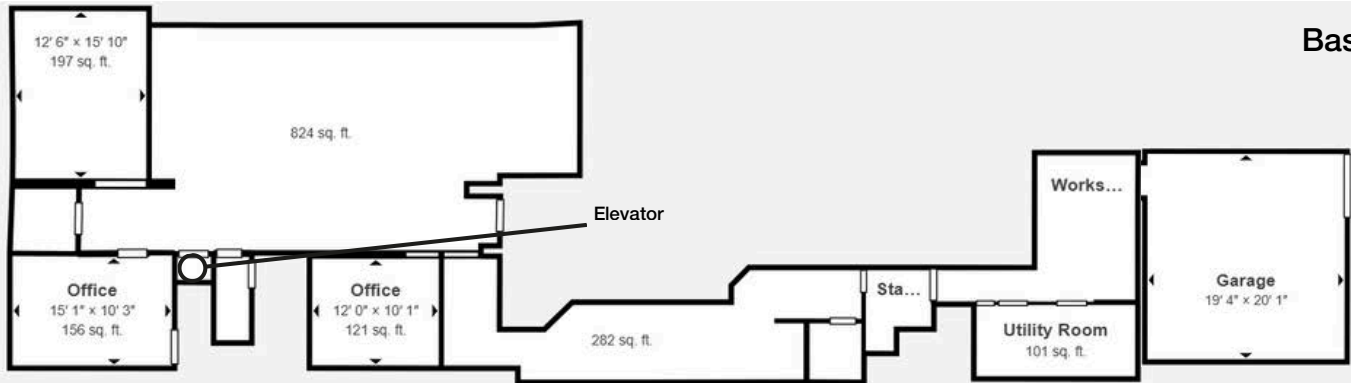
## 28 2<sup>nd</sup> Street



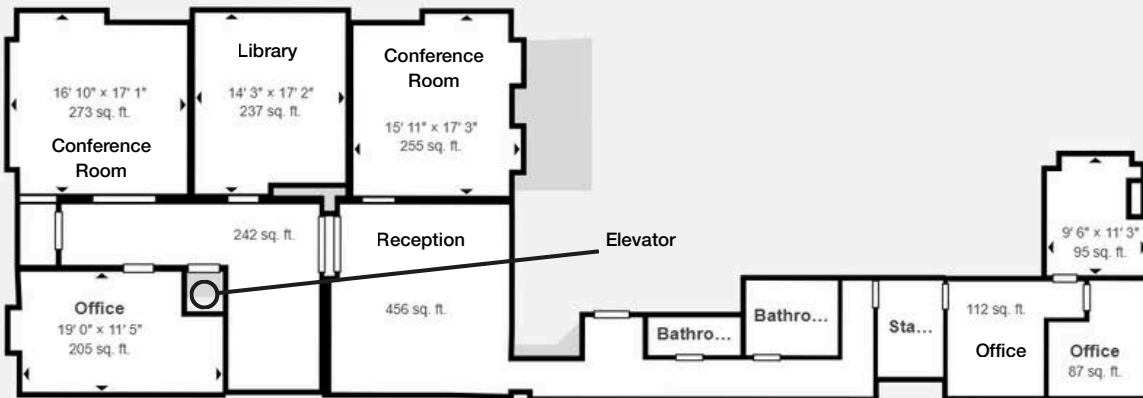
**3D TOUR**  
VIRTUAL REALITY



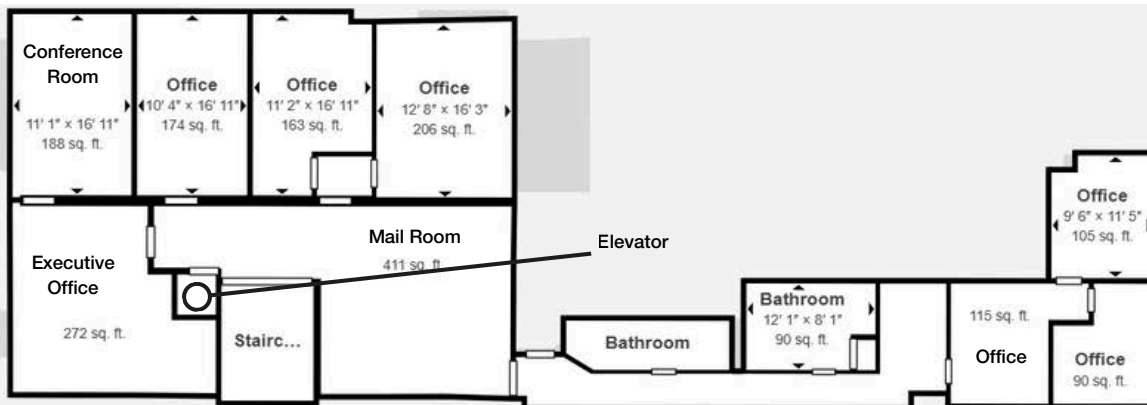
**Basement**



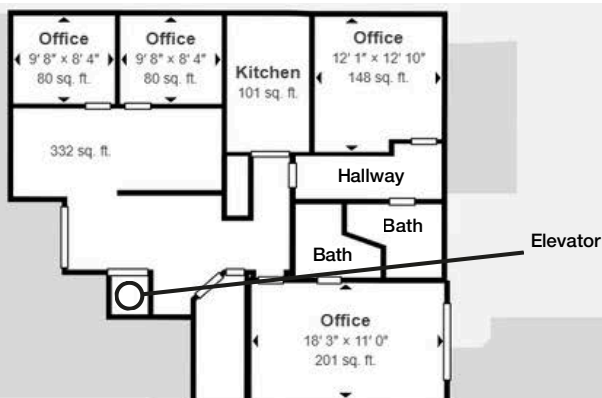
**1st Floor**



**2nd Floor**



**3rd Floor**





# Property Overview



**FOR SALE – \$445,000**

45 3rd Street, Troy, NY

## Highlights:

2,808 SF 3-story mixed-use property.

- Street-level retail storefront with large display windows.
- Spacious 2-story apartment above.
- Main level: kitchen, laundry, living room with fireplace, den/bedroom, ½ bathroom.
- Upper level: 2 bedrooms + full bathroom.
- Nearly floor-to-ceiling windows overlooking 3rd Street.
- Exterior fire escape doubles as deck for upper floors.
- Excellent visibility & walkability in vibrant downtown Troy.

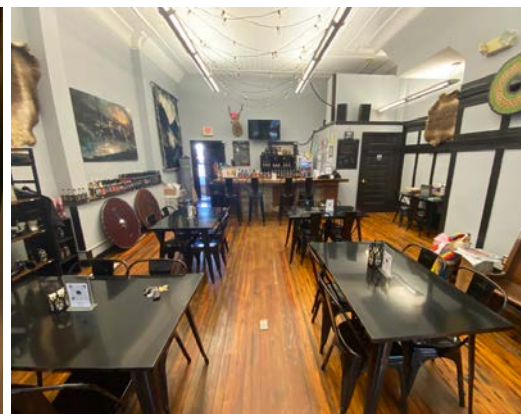
Ideal Uses: Owner-user retail + residence, investment property with rental income, boutique shop + apartment.

## Property Summary

|                         |                                 |
|-------------------------|---------------------------------|
| <b>Parcel ID/Tax ID</b> | 381700 101.53-8-6.2             |
| <b>Year Built:</b>      | Circa 1840                      |
| <b>Building SF:</b>     | 2,808                           |
| <b>Lot SF :</b>         | 1,307                           |
| <b>Occupancy:</b>       | 1 retail & 1 residential tenant |
| <b>Water/Sewar:</b>     | Municipal                       |
| <b>Zoning:</b>          | Downtown Mixed Use (DMU)        |

Portfolio Note: Can be purchased individually or as part of the 3-property Troy Historic Portfolio (includes 28 2nd St. historic office building & 47 3rd St. parking lot).

## Retail





Two-Story Apartment



FOR SALE -- \$150,000

47 3<sup>rd</sup> Street, Troy, NY

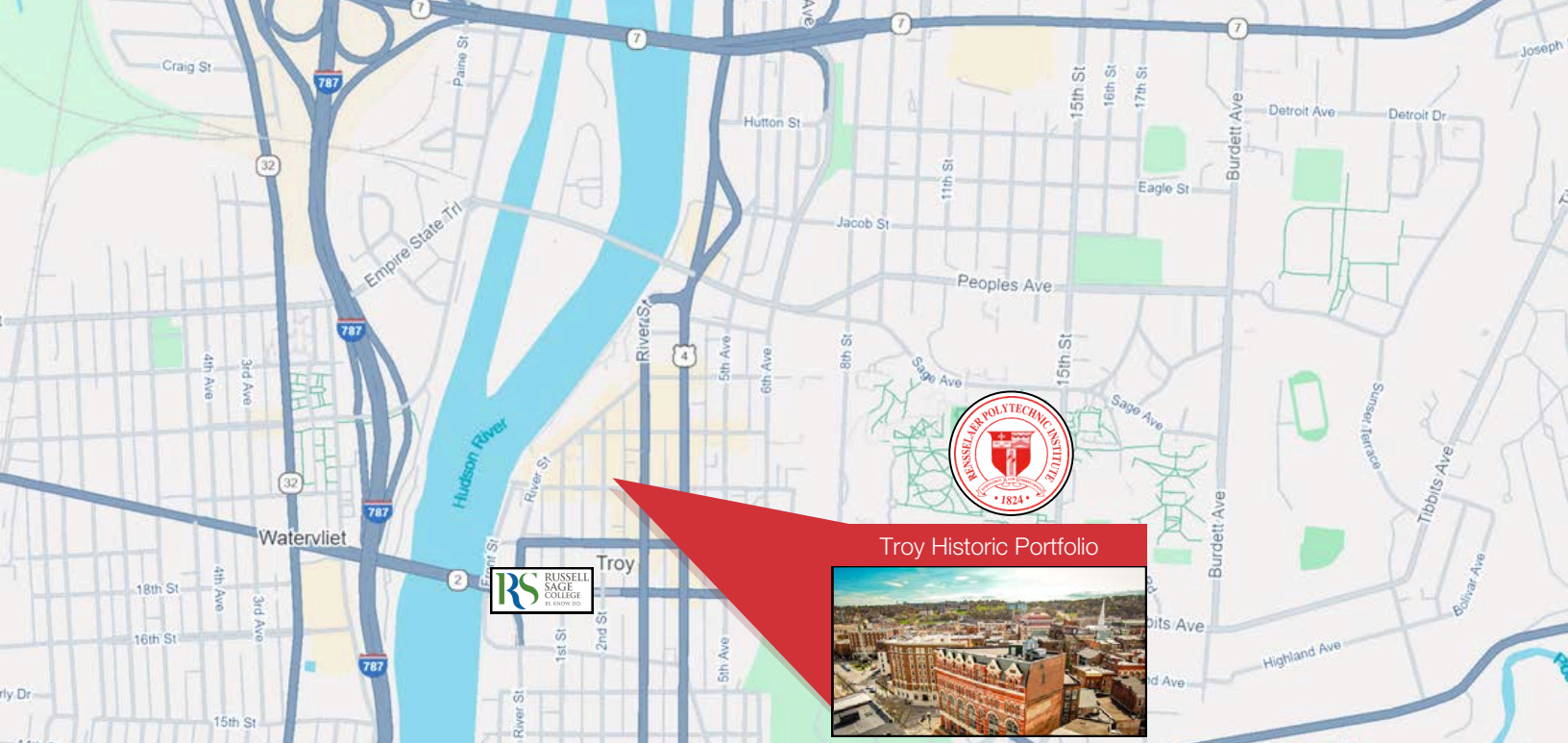
Parking Lot



| Property Summary |                                        |
|------------------|----------------------------------------|
| Parcel ID/Tax ID | 381700 101.53-8-6.1                    |
| Lot SF :         | 5,663                                  |
| Parking:         | 15 to 16 car asphalt paved surface lot |
| Zoning:          | Downtown Mixed Use (DMU)               |







## Investor Incentives

Investors in the Historic Downtown Troy Portfolio can leverage a powerful suite of financial incentives that significantly enhance project returns. The properties are located within a federally designated Opportunity Zone, allowing for deferral and potential reduction of capital gains taxes. In addition, their historic character makes them eligible for Federal and New York State Historic Tax Credits. Locally, developers may pursue PILOT (Payment in Lieu of Taxes) programs.

Beyond these core benefits, projects may qualify for smart energy grants, sustainability incentives, and workforce development credits tied to job creation. Combined, these programs make the portfolio especially attractive to investors seeking to maximize ROI while contributing to Troy's ongoing downtown revitalization.

## Snapshot

- Opportunity Zone – Tax deferral & reduction on capital gains.
- Historic Tax Credits – Up to 40% of qualified rehab costs (Federal + NYS).
- PILOT Programs – City of Troy IDA/Rensselaer County IDA property tax relief.
- Smart Energy & Sustainability Grants – Funding for energy-efficient upgrades.
- Workforce Development Credits – Incentives tied to job creation.

*Result: Substantial cost savings and enhanced ROI while driving Troy's downtown revitalization.*

**NAIPlatform**

Deanna Dal Pos | Salesperson

(518) 366-0920

ddalpos@naiplatform.com

**TroyCommercialRealEstate.com**



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