# REDEVELOPMENT OPPORTUNITY

## 285 2nd Street, Troy, NY 12180




**For Sale: $495,000**

## Property Details

This historic four-story factory, built circa 1840, is one of South Central Troy's last remaining industrial landmarks awaiting redevelopment. Set along the Poestenkill Canal and just steps from the Hudson River, the property embodies the area's industrial heritage while offering prime potential for modern reuse.




### Highlights:

- 38,876 SF with 14'+ ceiling heights
- Approved mixed-use redevelopment plan: retail/commercial, apartments, and townhome
- Parking for 15 cars with zoning and site approvals completed
- Major city investment in neighborhood redevelopment and infrastructure upgrades
- Steps from the Hudson River & Poestenkill Canal

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# Property Overview









## A Rare Rehabilitation Project

Few properties of this scale and historic character remain in Troy. While much of the city's old manufacturing stock has already been transformed into lofts, retail centers, and mixed-use communities, this building remains a blank canvas—crying out for its next chapter. It has already received significant stabilization work, including a new modified roofing system, extensive masonry repairs, chimney restoration, and the installation of thousands of square feet of new joists designed to support residential load capacity. These upgrades, along with zoning and site approvals already in place, provide a solid foundation for redevelopment.

## Approved for Mixed-Use Development

The current owner has pursued a thoughtful plan for redevelopment, including:

- Retail/Commercial Space on the first floor, ideal for shops, studios, or restaurants that would enliven the street level and serve the growing neighborhood.
- Apartments & Lofts on the upper floors, with potential for two-story loft-style residences that make the most of the high ceilings and industrial design.
- Townhome Component at the rear of the building, offering an additional residential option.
- Parking for 15 cars achieved by removing an existing garage structure and supported by city-approved studies, including slope stability, traffic flow, grading, and utilities.



# Market Overview

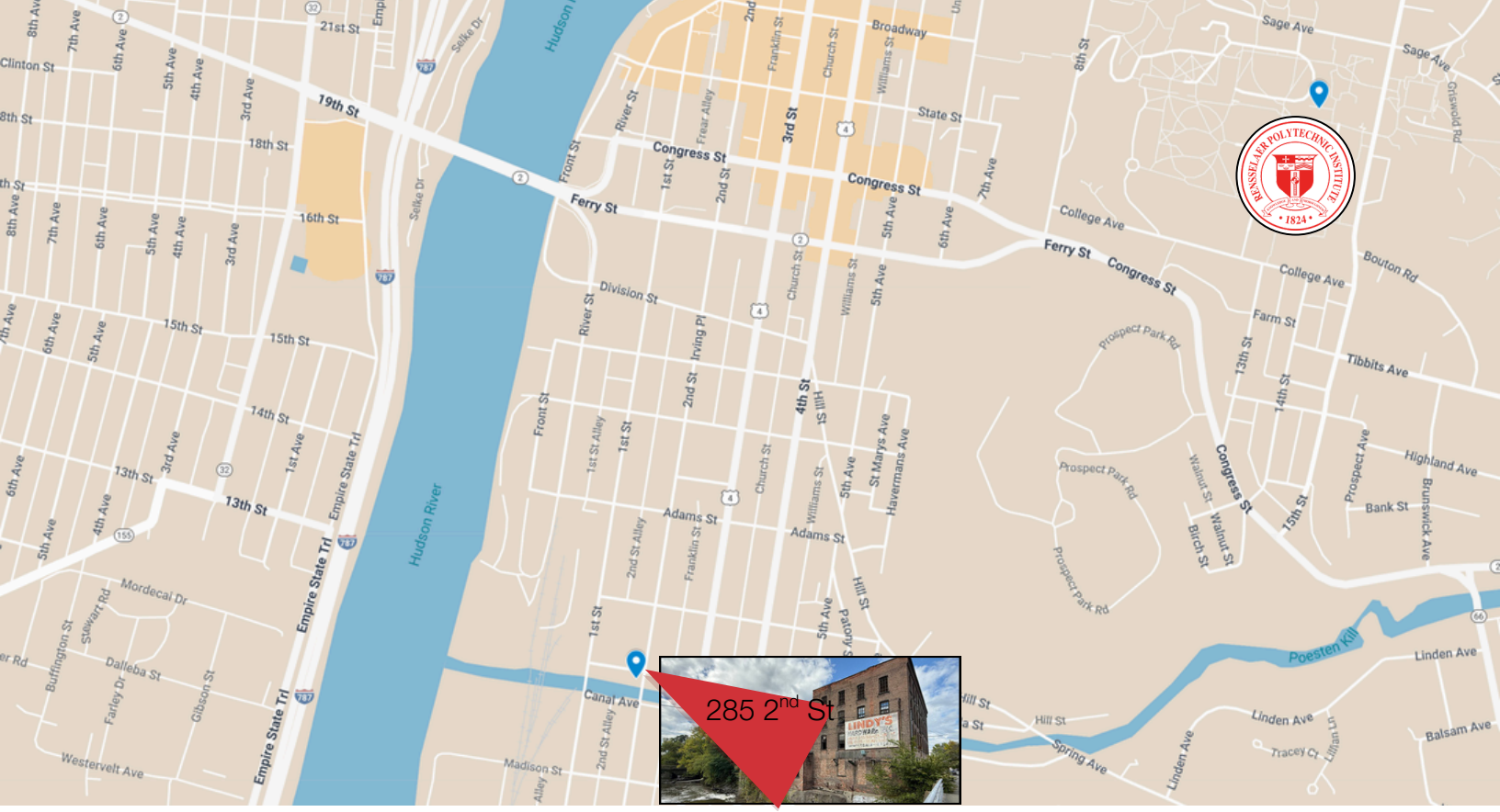
## Strategic Location at the Heart of Troy's Transformation:

This property's location is just as compelling as the building itself. South Central Troy is a central focus of the City's Comprehensive Community Development Plan, with millions of dollars being invested in infrastructure, environmental remediation, and neighborhood revitalization.

- The King Fuel brownfield site just south of the property is under remediation, unlocking valuable riverfront acreage for future projects.
- The City is also working to relocate the salt storage facility along the Hudson—expected within the next three years—further enhancing the area's livability and development potential.
- Infrastructure upgrades are ongoing. The City recently completed repairs and extensions to the lower portion of River Street, and plans are in motion to connect the northern and southern portions of River Street at the Congress Street Bridge. This will create a continuous, scenic passage along the Hudson River from north to south Troy—an enormous boost for connectivity, accessibility, and long-term value.

Together, these initiatives underscore the City's commitment to transforming the district into a vibrant, sustainable, and economically productive part of Troy.






## A City on the Rise

Troy is experiencing a cultural and economic resurgence. Anchored by institutions such as Rensselaer Polytechnic Institute and Russell Sage College, the city attracts students, innovators, and professionals from across the Capital Region.

Downtown Troy boasts a thriving restaurant and pub scene, a nationally recognized farmers market, boutique retail, and cultural attractions that draw residents and visitors alike.

South Central Troy is the natural extension of this growth, and with the city's backing, it is rapidly becoming one of the most exciting areas for real estate investment.




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