

INVESTMENT PROPERTY

632-634 2nd AVENUE

TROY, NEW YORK



- 19 Unit Apartment Building. Possibility of Adding a 20th Unit
- Fully Renovated
- Low Maintenance
- New Appliances
- Laundromat on Same Block
- Some Investors Are Saying Troy is the New Brooklyn
- Red Hot Rental Market
- Units Separately Metered for Utilities
- ASKING: \$2,885,129



Exclusive Listing Agents:
TITAN Commercial Realty Group LLC
24 Aviation Road, Suite 202
Albany, New York 12205
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www.titancommercialrealtygroup.com
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HELPING BUILD EMPIRES ONE DEAL AT A TIME™

NYS Fair Housing Notice: https://www.dos.ny.gov/licensing/re_broker/re_broker.html

Contact:

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632-634 2nd Avenue Troy, New York

DEMOGRAPHICS	1 Mile	2 Mile	3 Mile	5 Mile
Population	19,022	81,527	139,725	371,076
Avg HH Income	\$49,599	\$60,664	\$73,242	\$80,806
Median Age	29.1	34.4	37.0	37.4
Businesses	1,231	2,922	5,097	19,138
Employees	21,764	39,891	70,678	316,781

