

For Sale

GREAT INVESTMENT OPPORTUNITY

\$99,000

Shown By Appointment Only



## 831 Albany St., Schenectady, NY

SBL: 49.33-5-61  
Zoned: 482 (Detached Row Building/Mixed Use)  
Municipal Water & Sewer  
Deed: Book: 1785/Page: 609  
Gas Fired Heat  
Commercial Electric Service  
Brick Structure  
Off-Street Parking

Lot: 32ø x 18ø +/-  
Municipal Full Market Value: \$236,300 +/-  
Taxes: 11,916.00 +/-  
Schenectady City School District  
Separate Utilities  
Full Basement  
Fenced Yard

### Storefront plus 3 Apartments and 6-Car Garage

**First Floor:** Commercial Convenient Store, \$1,000.00 Monthly and Studio Apartment, \$450.00 Monthly Rent

**Second Floor:** 2-Bedroom Apartment with 1.5 Bath, \$600.00 Monthly Rent

**Third Floor:** 4-Bedroom Apartment with 2-Baths, \$750.00 Monthly Rent.

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