

230-240 2nd Street, Troy, New York 12180

**CHURCH:** \$100,000 | **RECTORY:** \$998,000

**COMBINED PRICE:** \$1,050,000

**FOR SALE**



A half-acre of prime downtown Troy real estate is available for purchase. Two properties consist of a church built in 1868 and its rectory built in 1890. The sites can be purchased separately or together for a triple-lot redevelopment project.

These historic buildings are located immediately south of Washington Park -- Troy's most prestigious neighborhood. The area is renowned for their stately homes and idyllic park. The properties are also within an easy walk from Russel Sage College and RPI University.



**NAIPlatform**

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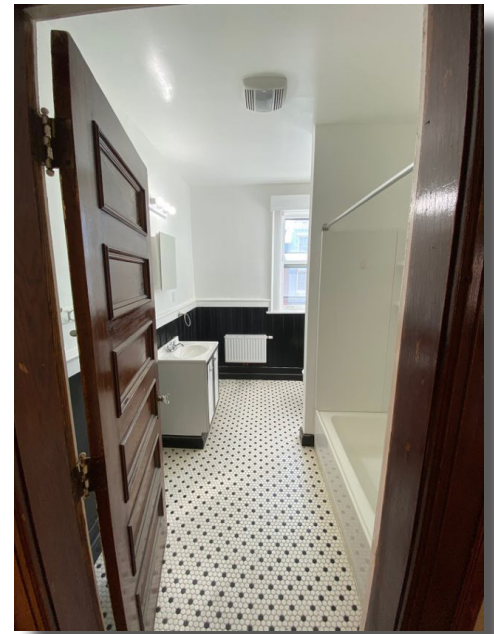
**Rectory**, 240 2nd Street, Troy, New York 12180  
\$998,000

The newly renovated rectory apartment complex sits on a double lot and consists of five large, modernized units loaded with period features, an office space, fenced-in yard, paved parking for eight vehicles and a garage.



FLOOR	UNIT	FLOOR SF	UNIT SF	# BEDS	# BATH	LAUNDRY	MONTHLY	ANNUAL
Basement	B	1919	940	2	1	Shared	\$1,500	\$18,000
1st	Office	2181	200	0	1/2	-	\$500	\$6,000
	Landlord Suite		540	1	1	Shared	\$1,400	\$16,800
	1		960	1	1	Shared	\$1,500	\$18,000
2nd	2	1513	1285	3	2	In Unit	\$2,200	\$26,400
3rd	3	1410	1290	3	2	In Unit	\$2,200	\$26,000
TOTAL =		7023	5215	10	7.5		\$9,300	\$111,600





Purchase both properties for a combined price of \$1,050,000

**Church**, 230 2nd Street, Troy, New York 12180  
\$100,000

The church is an impressive 7,200 SF building with 42' ceiling height. It is a redevelopment project ideal for apartments, offices and retail. Preliminary designs reviewed by Troy Planning are available.







### BUILDING INFORMATION

#### **Church**, 230 2nd Street

\$100,000

Total Building SF:	7,200
Zoning:	R3
Parcel:	0.29 Acres
Parking:	TBD
Ceiling Height:	42 ft
Stories:	1 (3) w/redevelopment
Water:	Municipal
Sewer:	Yes
Heat:	Gas
Construction:	Brick
Roof:	Shingle
Age:	1868

#### **Rectory**, 240 2nd Street

\$998,000

Total Building SF:	7,023
Zoning:	R3
Parcel:	0.25 Acres
Parking:	8 Spaces
Garage SF:	550
Ceiling Height:	10 ft
Stories:	3
Water:	Municipal
Sewer:	Yes
Heat:	Gas
Construction:	Brick
Roof:	Rubber
Age:	1890

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