

55 3RD STREET

TROY, NY 12180

**BERKSHIRE
HATHAWAY**
HOMESERVICES

**BLAKE,
REALTORS®**

COMMERCIAL DIVISION

FOR SALE



Building Offered At:

\$1,600,000



Building and Business Offered At:

\$1,800,000

Welcome to 55 3rd Street, a charming gem nestled in the heart of historic Troy, NY. This beautifully maintained property offers the perfect blend of modern convenience and historic charm. The property's prime location offers easy access to Troy's vibrant downtown scene, with its eclectic mix of shops, restaurants, and entertainment options just steps away. A wedding venue is currently operating in the property and cannot close until the end of the season.

Total Square Footage: ±17,100

Year Built: 1890

Zoning: B4

Utilities: Municipal Water/Sewer

Heating: Steam Boiler

Cooling: HVAC

Parking: On Street

Taxes: \$23,657 (est.)

CONTACT INFORMATION

JESSE TRANVAAG

Licensed Real Estate Salesperson

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 **COMMERCIAL DIVISION™**

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