

# FOR SALE

## Washington Park — Russell Sage College *Here at the corner of Second & Division Streets*

### Live Here - Invest Here Do Both!

- Live in the heart of Troy's Historic District
- Between Russell Sage & Washington Park
- 5 lovely apartments in this building
- The apartments all enjoy -
  - High ceilings
  - Plenty of light
  - A short walk to  
Campus, Park, River & Downtown
- Live in one apartment and rent the others
- Create a larger living space by recombining apartments to their original Victorian splendor
- The possibilities are up to you
- Excellent for Investors
  - Gross Income: \$38,100
- Perfect for Owner Occupant
  - Taxes only \$7,536
- Now is the time to make your move



## 5 — Unit Multi-Family \$234,900

### One Irving Place



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