

David Phaff & Associates at RealtyUSA is pleased to offer

# 328 Hudson Ave., Albany

## Stunning Investment Property with Victorian Charm

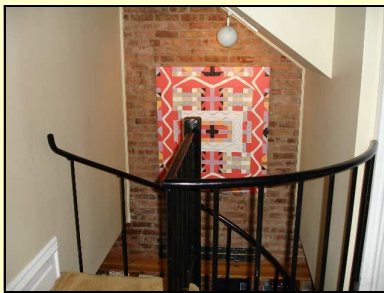


This beautiful townhome sits pretty as a picture on Hudson Avenue, in the heart of Albany. There are three apartment units within this building, all meticulously updated with modern amenities while preserving the most important, original features that make these old townhomes so unique.

- Located in the desirable Center Square area
- 3,070 Above Ground Square Feet
- 3 Apartment units on 4 levels
- Fully updated with modern amenities
- Hardwood floors
- 17.8 x 106' lot

The first of these apartments is a spacious 2 bedroom, 1.5 bath unit, divided among two floors at garden and first floor level. Gleaming hardwood floors and high ceilings make the first floor both airy and inviting. The living room and dining room are adorned with crystal chandeliers in keeping with the Victorian style. The kitchen is sleek and modern with stainless steel appliances, new cabinets and modern amenities. A lovely half bath completes the first floor.

At the lower level, you'll find two spacious bedrooms, a walk-in closet and a full ceramic tile bath.



**456-5333**

After hours,  
dial ext 5555

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The second floor apartment is a 1 bedroom, 1 bath unit with a warm, modern kitchen, a large living room with the original fireplace, and ceramic tile bathroom with claw foot tub. Hardwoods and original architectural details give this entire apartment a charm and elegance found in Victorian style homes.

<u>Current Income</u>	<u>Current Yearly Expenses</u>
1st floor Unit \$1275/ month	General Taxes \$7860
2nd floor Unit \$800/ month	Water & Sewer \$300
3rd floor Unit \$755/ month	Insurance \$2048



## Room Dimensions

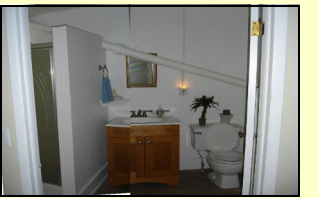
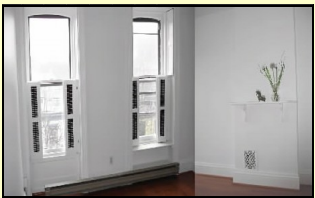
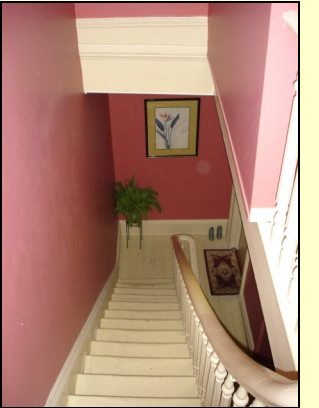
<u>Unit 1:</u>		<u>Unit 2:</u>	
Living room	21' x 10'	Living Room	15' x 14'
Kitchen	5' x 7'	Kitchen	11' x 7'
Dining Room	14' x 9'	Bedroom	14' x 11'
Bedroom # 1	10' x 14'	Full Bath	10' x 5'
Bedroom # 2	6' x 10'		
Full Bath	10' x 4'	<u>Unit 3:</u>	
1/2 Bath	5' x 5'	Living Room	15' x 10'
Walk-in closet	6' x 4'	Kitchen	8' x 6'
		Bedroom #1	14' x 10'
		Bedroom #2	10' x 6'

The third floor apartment has an updated kitchen with breakfast bar, large airy living spaces with hardwood floors, and lots of natural light. The first bedroom is spacious, with its own closet. There is also a smaller second bedroom with a great view that could make an excellent office or den. This unit also has an updated full bath.

## Other Details

Lot Size	17.8' x 106' (per deed)
Heating System	Baseboard (HW)
Heating Fuel	Electric
Air Conditioning	None
Roof	Rubber
Exterior	Brick
School District	Albany

Appliances Included:	Electric Ranges
	Refrigerators
	Built-in microwave (1st fl)
	Washer/Dryer (1st fl)



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