



\$450,000

## 32 RICHMOND STREET, COLONIE, NY 12205

<https://fallatigroup.com>

The Ultimate Hybrid Opportunity: Modern Two-Family in South Colonie! Whether you are looking to supercharge your investment portfolio or owner occupy your way to mortgage-free living, 32 Richmond Street is the perfect find. Built in 1999, this modern-build duplex offers 2,496 sq. ft. of living space—significantly newer than most area inventory—providing a low-maintenance foundation for years to come. With a massive footprint of 6 bedrooms, and 4 full bathrooms and 2-1/2 baths, both units with full basement, the versatility here is unmatched. For the Owner-Occupant: Live in one spacious unit and let the high rental demand of Colonie pay your mortgage. For the Investor: Capitalize on a turn-key layout designed for maximum occupancy and ROI, featuring durable vinyl siding and efficient hot [...]

- 6 beds
- 6 baths
- Duplex
- MultiFamily
- Pending

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### Basics



**Date added:** Added 2 months ago

**MLS ID:** 202614521

**List Office Name:** Capital Tech Real Estate Group LLC

**List Agent Email:** Lwalsh@captechre.com

**List Agent Office Phone:** 518-810-6093

**Days On Market:** 3

**County:** Albany

**Living Area sqft:** 2496

**Lot Size Acres:** 0.16 acres

**Category:** MultiFamily

**Type:** Duplex

**Status:** Pending

**Bedrooms:** 6 beds

**Bathrooms:** 6 baths

**Half baths:** 2 half baths

**Year built:** 1999

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## Directions

**Directions:** Everett Road to exchange to Richmond

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## Building Details

**Construction Materials:** Vinyl Siding

**Patio & Porch:** Deck

**Basement:** Full, Unfinished

**Roof:** Asphalt

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## Interior Features

**Floor Covering:** Carpet, Vinyl

**Heating:** Baseboard, Hot Water

**Cooling:** None

**Interior Features:** Paddle Fan, High Speed Internet

**Above Grade Finished Area Source:** Public Records

**Laundry Features:** In Bathroom

**Bathrooms Full:** 4

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## Exterior Features



**Parking:** Off Street

**Lot Size Units:** Acres

**Lot Features:** Level, Garden

**Exterior Features:** Garden

**Lot Size Area:** 0.16

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$4,608.29

**Tax Lot:** 52.002

**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Tract:** 54.13

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## School Information

**High School:** Colonie Central HS

**High School District:** South Colonie

