



**\$329,900**

## **41 VIRGINIA AVENUE, COLONIE, NY 12205**

<https://fallatigroup.com>

Welcome to 41 Virginia Ave, an incredible opportunity to own a two-family home in a prime Colonie location! Perfectly suited for investors or owner-occupants, this beautifully updated property offers two spacious units with great income potential. Unit 1 includes 3 BR/1 BA, new kitchen w/SS appliances, new flooring, newer furnace & HW heater, & fresh paint. Unit 2 includes 1 BR/1 BA w/possible 2nd BR or office, newer kitchen w/SS appliances, bathroom, floors, appliances & mechanicals. Located in a desirable South Colonie neighborhood close to shopping, restaurants & major highways.

- 5 beds
- 2 baths
- Duplex
- MultiFamily
- Active

---

### **Basics**



**Date added:** Added 3 months ago

**List Office Name:** The Moffatt Group, Inc

**List Agent Office Phone:** 518-598-9824

**County:** Albany

**Lot Size Acres:** 0.14 acres

**Type:** Duplex

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**MLS ID:** 202519076

**List Agent Email:** Marisa@MoffattRealEstate.com

**Days On Market:** 37

**Living Area sqft:** 1560

**Category:** MultiFamily

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 1941

## Directions

**Directions:** Central Ave to Virginia Ave

## Building Details

**Construction Materials:** Vinyl Siding

**Attached Garage:** 1

**Basement:** Slab

**Architectural Style:** Ranch

**Patio & Porch:** Enclosed, Front Porch

**Garage Spaces:** 1

**Roof:** Asphalt, Shingle

## Interior Features

**Floor Covering:** Vinyl

**Cooling:** None

**Interior Features:** Solid Surface Counters, High Speed Internet, Crown Molding

**Laundry Features:** Other

**Bathrooms Total:** 2

**Heating:** Forced Air, Natural Gas

**Fireplace Features:** Wood Burning, Living Room

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2



---

## Exterior Features

**Parking:** Attached, Driveway, Garage, Off Street, Paved  
**Lot Size Units:** Acres

**Exterior Features:** None  
**Lot Size Area:** 0.14

---

## Amenities & Features

**Utilities:** Cable Available  
**Water:** Public

**Sewer:** Public Sewer

---

## Financial

**Possession:** At Closing  
**Tax Annual Amount:** \$5,000

**Special Listing Conditions:** Standard

---

## School Information

**High School:** Colonie Central HS

**High School District:** South Colonie

