

Commercial Building with Parking Lot | For Sale

540 River Street, Troy NY 12180

CBRE Upstate NY
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Commercial Building for Sale

Property Overview

Offered for sale is a ±9,135 SF, three-story commercial brick building and a vacant lot within a growing neighborhood just north of downtown Troy, NY.

	Building	Lot
Tax ID	101.22-10-11	101.30-2-2
2026 Assessment	\$380,000	\$14,000
Equalization Rate	58.40%	58.40%
2026 General Tax	\$9,513.12	\$175.23
2025/2026 School Tax	\$8,638.80	\$318.27
Combined Tax	\$18,151.92	\$493.50
Zoning	WMU: Waterfront Mixed Use	MU-2: Mixed Use 2
Utilities	Municipal water and Sewer	Municipal water and Sewer

For Sale at: \$399,000

Contact Us

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540 River Street
Troy | New York 12180

For Sale

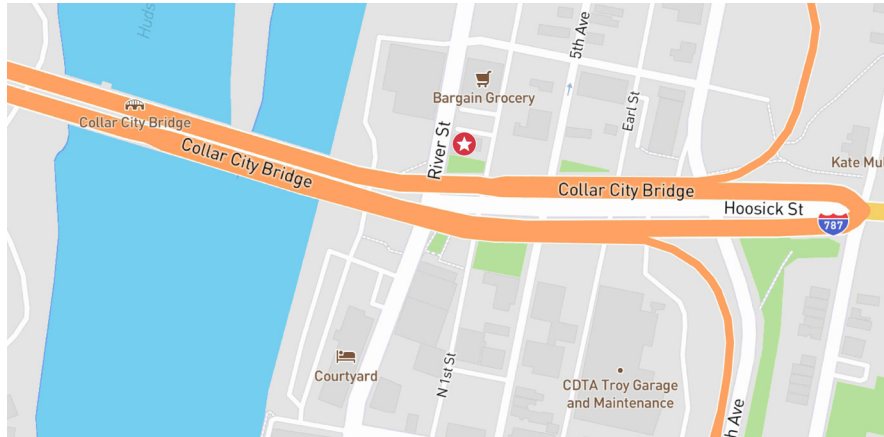
Commercial Building

Property Details

- + ±25 Parking spaces
- + Across from Flanagan Square and adjacent to Bargain Grocery
- + Currently built out as a private club and gym
- + The lot is separated from the River Street building by a public road
- + 3rd floor never built out
- + Building can be sold alone or with the lot, lot cannot be sold alone unless the building is already sold
- + In close proximity to I-787

Directions

- + Located: [Route 4 \(River Street\), between Hoosick Street and Vanderheyden Street.](#)



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