



10 Benson Street  
Albany, NY 12206  
For Sale: \$10,500,000

Type:	Multi-Family
MLS#:	825042
Square Footage:	20,000
Year Built:	1900

We are pleased to present an exceptional investment opportunity—a fully leased, turnkey student housing portfolio in Albany, NY's desirable Pine Hills neighborhood. Priced at \$10,500,000, this portfolio consists of 29 properties, 55 units, and 201 beds, strategically located between the University at Albany's main and downtown campuses. With a proven rental income stream, one-year leases secured by personal guarantees (PGs), and recent capital improvements such as new roofs, high-efficiency Navien hot water systems, and gas boilers under 10 years old, this offering provides investors with a stable, low-maintenance asset in a high-demand student rental market. The properties are within walking distance to restaurants, bars, retail, and entertainment, making them highly desirable for students. Albany's off-campus student housing market continues to thrive due to limited new supply and increasing enrollment, positioning this portfolio as a highly competitive option. The financials will be provided only upon execution of a Non-Disclosure Agreement (NDA) and proof of funds submission.

### Listing Details

Asking Price: \$10,500,000	Status: Active	Type: Multi-Family
MLS ID: 825042	Last Update: 12/19/2025	Added: 352 Day(s) Ago

### Property Details

Address: 10 Benson Street	City: Albany	State: NY
Zip: 12206	County: Albany	Square Footage: 20,000
Total Bathrooms: 0	Siding: Other	Year Built: 1900

### Location Details

Water Front: No	Water Access: No
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### Heating, Cooling, & Utility Details

Heat Type: Forced Air	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Central Air		

### Broker Details

Triforce Commercial RE LLC	Jason Horowitz
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