



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

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