



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: 2/7/2026 | Added: 477 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 |
|----------------------------|----------------|