



172 High Avenue  
Nyack, NY 10960  
For Sale: \$410,000

Type:	Single Family
MLS#:	882226
Square Footage:	1,500
Year Built:	1880

Charming Colonial Fixer-Upper with Huge Investment Potential. Discover a rare opportunity with this classic 1880 Colonial-style home, full of historic charm and ready for transformation. Set on an elevated lot with a welcoming front path and tiered landscaping, this property is ideal for investors, rehabbers, or buyers seeking serious upside. The home features spacious rooms, original architectural details, and solid bones that make it a prime candidate for restoration. The full basement offers excellent potential for conversion into a separate living unit, making this an attractive prospect for a duplex or income-producing property (buyer to verify all zoning/use). The roof is already outfitted with modern solar panels, helping reduce future energy costs while preserving the character of the home. Cars have been removed from the driveway. Includes all appliances and furniture. Key Features: Colonial-style home built in 1880, Perfect for renovation or redevelopment, Basement space with duplex potential, as-is condition.

## Listing Details

Asking Price: \$410,000	Status: Active	Type: Single Family
MLS ID: 882226	Last Update: 6/27/2025	Added: 13 Day(s) Ago

## Property Details

Address: 172 High Avenue	City: Nyack	State: NY
Zip: 10960	County: Rockland	Square Footage: 1,500
Total Bedrooms: 3	Total Bathrooms: 1 full	Total Rooms: 3
Home Style: Colonial	Attic: Unfinished	Basement: Unfinished
Siding: Other	Year Built: 1880	

## Location Details

Lot Size: 0.18 Acres	Lot Description: Back Yard, Front Yard,	Driveway: Driveway
Water Front: No	Water Access: No	

## School Details

School District: Nyack	Elementary School: Liberty	Middle School: Nyack
High School: Nyack		

## Heating, Cooling, & Utility Details

Heat Type: Radiant	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Wall/Window Unit(s)		

## Broker Details

Greene Realty Group	Derek Greene
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