

PROPERTY PACKAGE FOR SALE

900/830/0000 STATE STREET, 314 CANTON
AND 308 JERSEY W/ BUSINESS,
CITY OF OGDENSBURG



Sale Price Summary

- SALE PRICE:** \$449,000– All five (5) parcels including restaurant
- SALE PRICE:** \$135,000 – 830 State St and 308 Jersey Ave (\$35,000) **
- SALE PRICE:** \$299,000 – 900 State St and 314 Canton St (\$45,000)
- SALE PRICE:** \$45,000 – 0000 State St vacant commercial land only

FOR MORE INFORMATION, CALL TONY PAONE AT (315) 420.4555

TONY@TONYPAONE.COM • TONYPAONE.COM • CNYCOMMERCIALREALESTATE.COM

Ogdensburg Property Package

Addresses: 830 State St – Former Convenience Store
900 State St – Little Italy Restaurant
0000 State St – Vacant Commercial Land
308 Jersey Ave – Two Family (2BR, 2FB)
314 Canton St – Single Family (3BR,1FB)

Ogdensburg, NY 13669

Building and Lot Sizes: (tax records may not reflect correct building and/or lot size)

1. 830 State St - Building Size: 1,624 +/- sq-ft
2. 900 State St - Building Size: 5,806 +/- sq-ft (tax record 2940)
3. 0000 State St - Land: 8,100 +/- sq-ft
4. 308 Jersey Ave - Building Size: 1,900 +/- sq-ft
5. 314 Canton St - Building Size: 1,242 +/- sq-ft

Acres : (tax records may not reflect correct lot sizes)

1. .42 acres +/-
2. .18 acres +/-
3. .19 acres +/-
4. .04 acres +/-
5. .12 acres +/-

Road Frontage:

1. 146, 75, 97
2. 52, 150, 125, 60
3. 75, 108, 95
4. 40
5. 69, 115

Zoning: Commercial, Two Family, Single Family, Vacant Commercial

Tax Map Id #: 1. 59.023-3-7.1
2. 59.023-4-1
3. 48.079-16-15.12
4. 59.023-3-6
5. 59.023-4-3

Current Taxes:

CITY, SCHOOL COUNTY TAX TOTALS

Address	City	School	County	Total Taxes
830 State	\$606.08	\$3,342.78	\$1,115.91	\$5,064.77
900 State St	\$4,698.09	\$5,030.94	\$1,679.47	\$11,408.50
308 Jersey Ave	\$2,339.51	\$1,117.99	\$373.31	\$3,830.81
314 Canton St	\$1,010.88	\$279.50	\$93.31	\$1,383.69
0000 State St	\$508.41	\$894.39	\$298.57	\$1,701.37
TOTAL	\$9,162.97	\$10,665.60	\$3,560.57	

Total Taxes 5 Properties \$23,389.14

Current Taxes: (taxes subject to actual bills and verification with municipalities)

Other:

- Two (2) Great Corner Locations with commercial buildings
- 80 +/- Car Parking
- Commercial, Multi-family and Single-family Zoning
- Multiple Curb Cuts
- Located in Central Business District Located in City of Ogdensburg near the St. Lawrence River and Oswegatchie River
- Three (3) corner lot locations with great road frontages
- Close to Routes 81, 12, and across the river from Canada
- Conditions Sold AS-IS
- Possible Owner Financing

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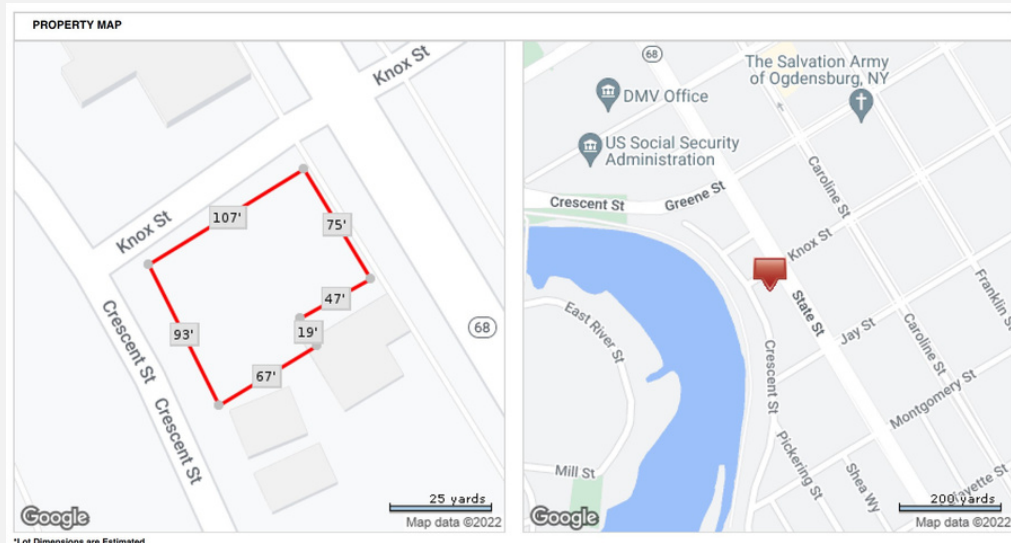


900 State St – Little Italy Restaurant





830 State St – Former Convenience Store



0000 State St – Vacant Commercial Land

