



FOR SALE: COMMERCIAL PROPERTY

9693 ROUTE 9 CHAZY, NY 12921

Asking: \$649,000

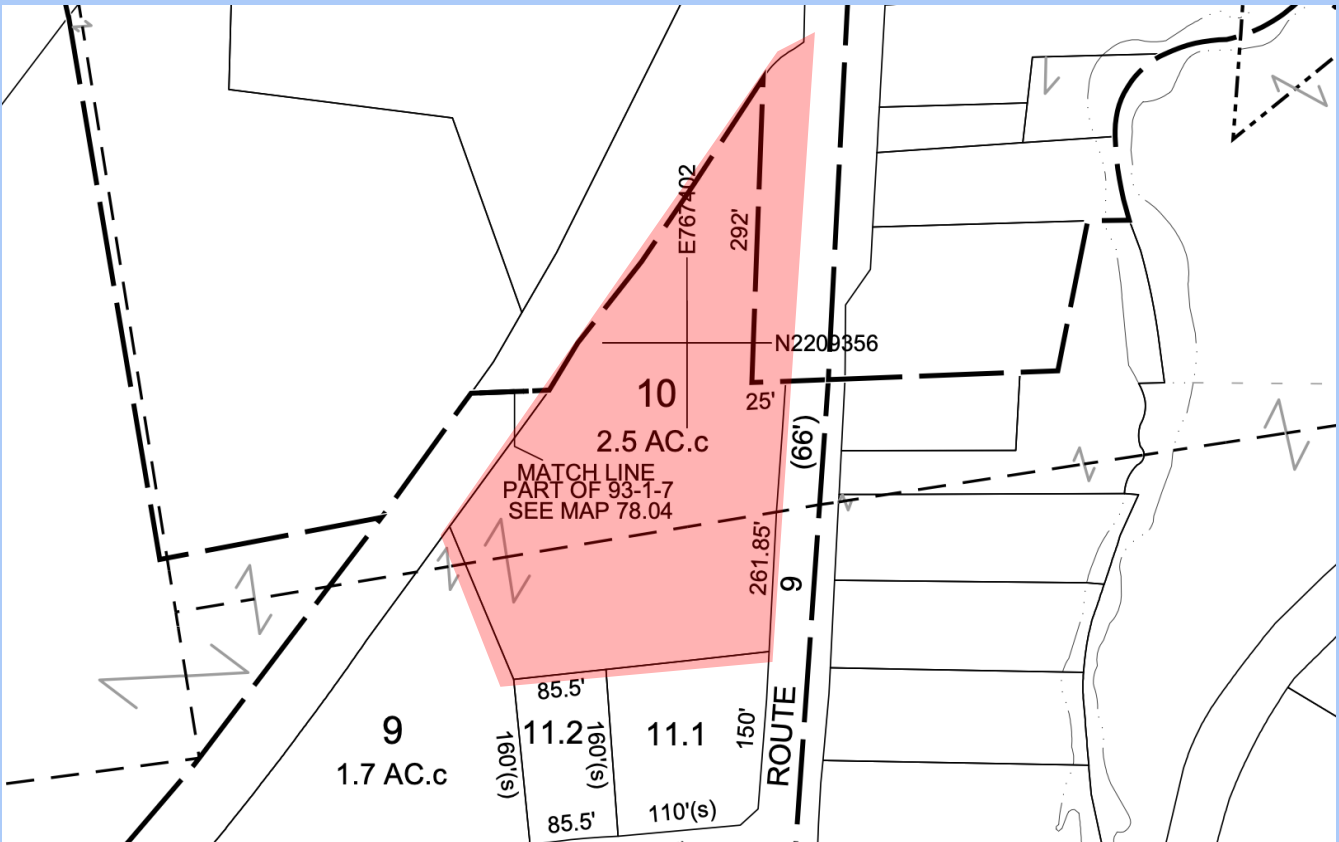
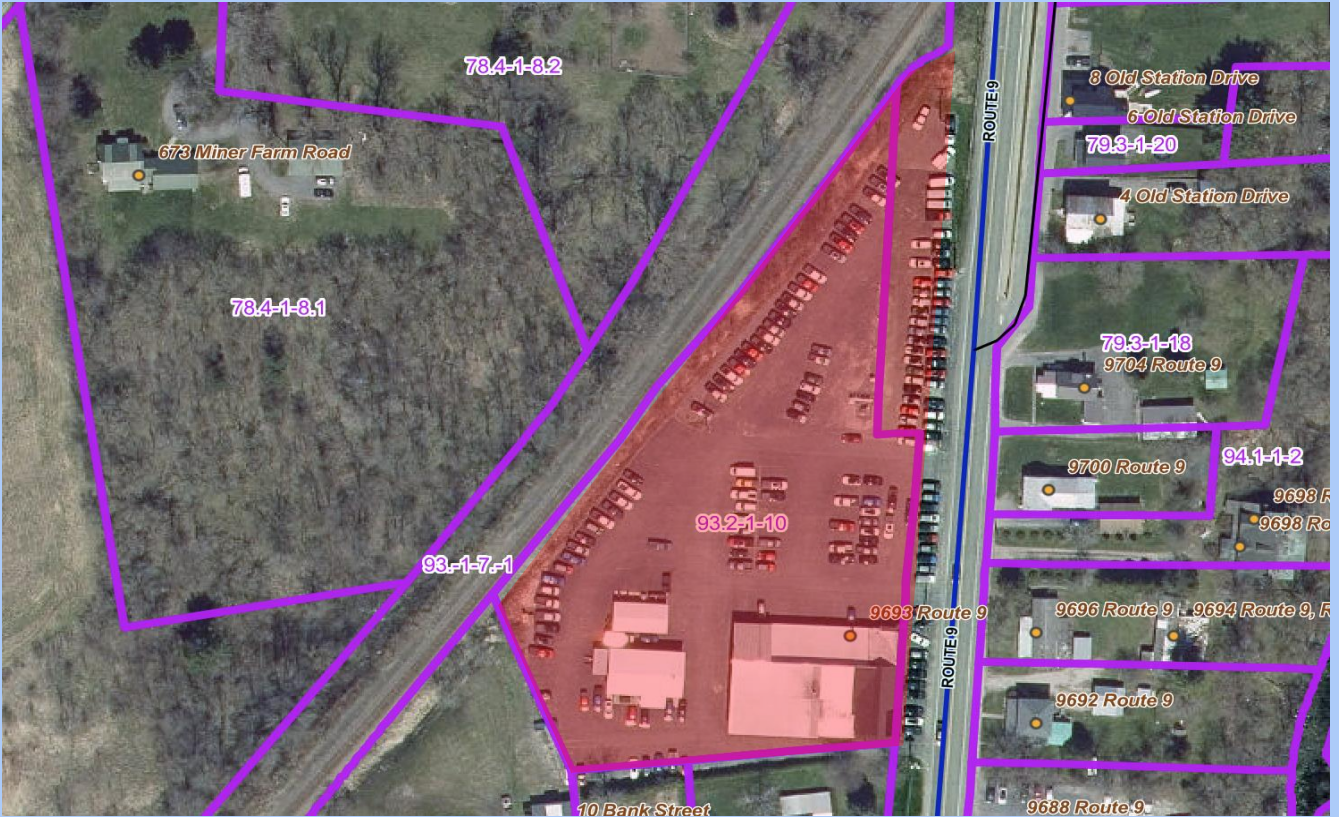
PRESENTED BY:
CDC REAL ESTATE INC.
30 BRIDGE ROAD SUITE 111 ROUSES POINT, NY 12979
800-545-8125 WWW.CDCREALESTATE.COM
LICENSED NYS BROKER

PROPERTY DETAILS

- 14,700 +/- SF total
- Located in the Town of Chazy
- High traffic location on Route 9
- Main building is just over 12,500 +/- SF with (8) 12' doors and (4) 8' doors. Includes recently renovated office area and show room.
- Smaller building is approx. 32'X60' with (3) overhead doors.
- Heated with recycled oil and propane.
- Town water and sewer
- Less than one mile from I-87 interchange
- Less than 15 minutes from U.S.- Canadian border and City/Town of Plattsburgh
- Zoned Hamlet Commercial



AERIAL PHOTOS



COUNTY REPORT



Navigation Tax Maps | DTF Links Assessment Info

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← Go back to property info



Property Description Report For: 9693 Rt 9, Municipality of Town of Chazy



Total Acreage/Size: 2.50
Land Assessment: 2025 - \$70,000
Full Market Value: 2025 - \$526,300
Equalization Rate: 2025 - 100.00%
Deed Book: 460
Grid East: 767362

Status: Active
Roll Section: Taxable
Swis: 093000
Tax Map ID #: 93.2-1-10
Property Class: 431 - Auto dealer
Site: COM 1
In Ag. District: No
Site Property Class: 431 - Auto dealer
Zoning Code: 01
Neighborhood Code: 30401
School District: Chazy
Total Assessment: 2025 - \$526,300
Property Desc: Lot 174 Ref Pate
Deed Page: 107
Grid North: 2209240

Owners

Riley Ford Inc
 7189 Rt 9
 Plattsburgh NY 12901

Sales

No Sales Information Available

Utilities

Sewer Type: Comm/public
Utilities: Electric
Water Supply: Comm/public

Inventory

Overall Eff Year Built: 0
Overall Grade: Economy
Overall Condition: Normal
Overall Desirability: 2

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Bldgs	Num Indent
0	0	0	0	1965		Normal	Average	12548	1	1	
0	0	0	0	1960		Normal	Average	2176	1	1	

Improvements

Structure	Size	Grade	Condition	Year
Ovrhdoor-com	10 x 10	Average	Normal	1975
Canpy-w/slab	5 x 16	Average	Normal	1989
Porch-up enc	7 x 16	Average	Fair	1940
Pavng-asphalt	50,000.00 sq ft	Average	Normal	1989
Shed-machine	20 x 40	Average	Normal	1990
Shed-machine	20 x 13	Average	Normal	1990
Ovrhdoor-com	8 x 10	Average	Normal	1990
Ovrhdoor-com	12 x 14	Average	Normal	1990
Ovrhdoor-com	12 x 18	Average	Normal	1990
Ovrhdoor-com	12 x 12	Average	Normal	1975
Electronic Char	0 x 0	Average	Normal	2023

Special Districts for 2025

Description	Units	Percent	Move Tax	Taxable
FD008-Chazy Fire District	0	0%	0	526300
LT007-Chazy light	0	0%	0	526300
SW021-Chazy sewer	0	0%	0	526300
WD038-Chazy water	0	0%	0	526300

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
2026	County	\$2,712.41
2025	County	\$2,823.20
2025	School	\$8,165.83

* Taxes reflect exemptions, but may not include recent changes in assessment.

What do you want in the report?

- Owners
- Utilities
- Buildings
- Improvements
- Special Districts
- Sales
- Inventory
- Site Uses
- Land Types
- Exemptions

Print Report



ZONING

ARTICLE 3 ZONING DISTRICT REGULATIONS

Section 310 Permitted Use Chart

- x = Permitted use within the zone
- c = Conditional use within the zone
- sp = Conditional use within the zone (Special Use Permit also required)

A use shall be deemed prohibited within a zoning district unless it is listed as: a permitted use or a conditional use, a conditional use or conditional use with Special Use Permit, within that district.

	Land Use District:									
	<u>HR</u>	<u>HC</u>	<u>C</u>	<u>IC</u>	<u>RU</u>	<u>AR</u>	<u>LR</u>	<u>LC</u>	<u>AF</u>	<u>CON</u>
A. RESIDENTIAL USES										
Single family dwelling.....	x	x	x	x	x	x	x	x	x	
Two family dwelling.....	x	x	x	x	x	x	x	x	x	
Multi-family dwelling.....	c	c	c	c	c	c	c	c		
Single-wide mobile home.....			c		x	x				x
Mobile home park.....			c	c	c					
Seasonal camp.....			x	x	x	x	x	x	x	x
Group Residence.....		c	c	c	c	c		c		
B. GENERAL USES										
Church.....	c	c	c	c	c	c				c
Membership club.....		c	c	c	c	c				c
Public facility.....		c	c	c	c	c		c		
Hospital.....			c	c		c				
Essential use/service.....	c	c	c	c	c	c		c		
Non-profit recreation facility.....		c	c	c	c	c		c	c	
Educational or research institute.....			c	c	c				c	
Nursing Home.....		c	c	c	c	c		c		
Telecommunications Tower.....		c	c	c	c			c	c	c
Wind Energy Conversion System...	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp
C. COMMERCIAL USES										
Home occupation.....	x	x	x	x	x	x	x	x	x	
Retail store:										
Neighborhood convenience store with gas		c	c	c				c		
Neighborhood convenience store without gas		c	c	c	c			c		
Antique, craft or gift shop.....		c	c	c	c			c		
Used merchandise or furniture.....		c	c	c	c			c		
Gun shop, fishing tackle.....		c	c	c	c			c		
Neighborhood commercial facility without gas		c	c	c	c			c		
Supermarket.....		c	c	c						
Adult Uses			c							
Motor vehicle sales.....		c	c	c						
Lawn, garden or farm equipment.....		c	c	c	c				c	
Mobile home sales.....			c	c						
Farm Winery		c	c	c	c	c	c	c		c
Feed store, farm supplies.....		c	c	c	c				c	
Shopping center.....		c	c	c						

ZONING

C. COMMERCIAL USES (continued)	<u>HR</u>	<u>HC</u>	<u>C</u>	<u>IC</u>	<u>RU</u>	<u>AR</u>	<u>LR</u>	<u>LC</u>	<u>AF</u>	<u>CON</u>
Produce sales.....		c	c	c	x			c	c	
Nursery, florist, greenhouse.....		c	c	c	c			c	c	
Outdoor recreation.....		c	c	c	c			c	c	
Golf course and clubhouse.....			c	c	c					
Campground, travel trailer park.....			c	c	c			c	c	
Indoor recreation (bowling, skating).....		c	c	c	c			c		
Truck stop.....			c	c						
Indoor theater.....		c	c	c						
Motel, hotel, cabins.....		c	c	c				c		
Bed and breakfast.....		c	c	c	c			c	c	
Short-Term Rental.....	c	c	c	c	c	c	c	c	c	c
Marina, boat storage facility.....		c	c	c	c			c		
Restaurant.....		c	c	c	c			c		
Food or ice cream stand.....		c	c	c	c			c		
Launderette.....		c	c	c	c			c		
Personal service business (beauty shop, barber, tailor, similar businesses).....		c	c	c	c			c		
Professional or business office.....		c	c	c	c			c		
Bank.....		c	c	c						
Clinic.....		c	c	c	c					
Private school.....		c	c	c	c					
Child care center.....	c	c	c	c	c	c	c	c	c	
Funeral home.....		c	c	c	c					
Tavern, bar, nightclub.....		c	c	c				c		
Gasoline and auto service station.....		c	c	c						
Motor vehicle repair/auto body shop.....		c	c	c	c					
Appliance repair shop.....		c	c	c	c					
Veterinarian, animal hospital.....		c	c	c	c				c	
Kennels.....			c	c	c				c	
Boat Sales.....		c	c	c				c		
Boat repair.....		c	c	c				c		
Riding Academy.....	c	c	c	c	c	c	c	c	c	c
Stable.....	c	c	c	c	c	c	c	c	c	c
Fish processing.....					c				c	
Slaughterhouse.....									c	
Trucking.....			c	c						
Well drilling, construction, or excavating business.....			c	c	c					
Junk yard.....					sp					
Hazardous waste disposal area.....										(not permitted in any district)
Industrial and commercial waste disposal Generated within the Town of Chazy.....					c					
Generated outside the Town of Chazy.....										(not permitted in any district)
Commercial construction and demolition debris disposal Generated within the Town of Chazy.....					c					
Generated outside the Town of Chazy.....										(not permitted in any district)
Septage (septic tank waste) disposal Generated within the Town of Chazy.....					c					
Generated outside the Town of Chazy.....										(not permitted in any district)
Sewage sludge, biosolids or human waste derived products disposal & application									c	
Automobile race track.....										(not permitted in any district)
Amusement Park.....										(not permitted in any district)
Unlisted commercial use.....										See Section 510

ZONING

	<u>HR</u>	<u>HC</u>	<u>C</u>	<u>IC</u>	<u>RU</u>	<u>AR</u>	<u>LR</u>	<u>LC</u>	<u>AF</u>	<u>CON</u>
D. INDUSTRIAL USES										
Sawmill.....				c	c				c	
Wood products manufacture and sales.....			c	c	c				c	
Warehousing and distribution.....				c	c					
Manufacturing.....				c						
Research and testing laboratory.....			c	c						
Machine shop.....			c	c	c					
Small scale hydroelectric facility.....		c	c	c	c				c	c
Other industrial uses.....				c						
Mining operation			c	c	c				c	
E. OTHER USES										
Agricultural and forestry uses and structures x		x	x	x	x	x	x	x	x	x
Cluster development..... c		c	c	c	c	c	c	c	c	
Accessory use..... x		x	x	x	x	x	x	x	x	

PRESENTED BY:



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