



FOR SALE OR LEASE

\$699,000



102 SHARRON AVENUE, PLATTSBURGH NY

NEIL FESETTE, CCIM, CPM
REAL ESTATE BROKER & OWNER

(518) 726-0149 | Neil@FesetteRealty.com

Office: (518) 324-4500 | Fax: (518) 562-7298

176 US Oval, Plattsburgh, NY 12903 | 518.324.4500 | FesetteCommercial.com

EXECUTIVE SUMMARY

FESETTE COMMERCIAL IS PLEASED TO OFFER 102 SHARRON AVENUE FOR SALE.

102 Sharron Avenue consists of a 20,348sf building located in the City of Plattsburgh's south end. Previous uses include a roller-skating rink, restaurant, manufacturing/distribution and a warehousing center. The building sits on a 1.04 acre parcel and provides a unique opportunity for businesses that desire both office space and/or a warehouse. An owner could also divide the space and rent out portions for additional income.

The current owner has improved both the office and warehouse spaces. The freshly painted offices feature an upgraded kitchen area, new flooring, new lights and a drop ceiling, complete with high speed fiber internet. The office space consists of 5,000+sf. The warehouse space has an upgraded electrical system, a security camera system, and new garage doors. (Installation October 2022) Total warehouse sf is 14,000+/-.

Features of the building include 2 overhead doors, mezzanine storage, inexpensive City of Plattsburgh electricity (1,600amps) and an insulated rubber membrane roof.

Plattsburgh is the county seat of Clinton County, located in the northeast corner of the state. It sits within the Champlain Valley, on the western shore of Lake Champlain and the edge of the Adirondack Mountains. Plattsburgh is located directly on the I-87 corridor, which stretches from Montreal, Quebec, Canada to New York City. Montreal is approximately 60 miles from Plattsburgh. Albany, the state capital, is 150 miles away, while New York City is 300 miles from Plattsburgh.



PROPERTY HIGHLIGHTS



PARCEL SIZE: 1.04ac

CEILING HEIGHT: 12'

ROAD FRONTAGE: 250' (see tax map)

PARKING: 50 spaces +/-

DEED INSTRUMENT: 2021316640

HVAC: Electric / Hot air

TAX MAP ID: 221.15-5-8

SPRINKLER: Monitors - Dry System

ZONING: Commercial

UTILITY COSTS (ELECTRIC + WATER/SEWER):
\$8,203 annually

SCHOOL DISTRICT: City of Plattsburgh

SF: 20,348 (Warehouse: 14,270sf/Office: 5,275sf)

ELECTRIC: 1,600 AMPS - 480 volt

CONSTRUCTION: Steel frame

WATER/SEWER: City of Plattsburgh

ROOF: Rubber membrane with 4" insulation - 13yrs old +/-

PROPERTY TAXES: \$17,630

SIDING: Vinyl

DOCK DOORS: None

STREET LEVEL DOORS: 2 (8'.5"x7'.5") (11'x14')

UPGRADES

OFFICES:

New wood floors
New drop ceiling
New lights

New paint
Upgraded kitchen area
Higher speed fiber internet

WAREHOUSE:

Upgraded electrical systems
Installing new garage doors by 10/15



AERIAL VIEWS



TAX MAP



INTERIOR PHOTOS



CLINTON COUNTY, NY



GEOGRAPHIC

Land Area (square miles): 1,307.85
Persons/Square Mile: 79.1

DEMOGRAPHICS

Population, 2010 Census: 82,128
Population, 2000 Census: 79,894
Population, percent change, 2000-2010: 2.8%

HOUSEHOLDS

Housing units, July 1, 2016, (V2016): 36,023 Owner-occupied housing unit rate, 2010-2015: 68.1% Median household income (in 2015 dollars), 2011-2015: \$49,930

TAX RATES

New York State Sales Tax: 4%
Clinton County Sales Tax: 4%

LOCATION

Less than 1 mile off I-87, this property is in close proximity to downtown Plattsburgh, UVM-CVPH Hospital, Plattsburgh International Airport and Amtrak. Montreal is 65 miles away, Lake Placid 50 miles, Burlington 30 miles.

REGION'S TOP EMPLOYERS

ADVOCACY RESOURCE CENTER

CLINTON COUNTY GOVERNMENT

NOVA BUS

B3CG

FUJITSU

SCHLUTER SYSTEMS

BOMBARDIER

GEORGIA-PACIFIC

SMARTD

CAMOPLAST

GIROUX'S POULTRY FARM, INC.

SUNY PLATTSBURGH

CITY OF PLATTSBURGH

HP HOOD

SWAROVSKI LIGHTING, LTD

CLINTON COMMUNITY COLLEGE

LUCK BROTHERS

UVM—CVPH

CLINTON CORRECTIONAL FACILITY

MOLD-RITE PLASTICS

WALMART/SAM'S CLUB

NORSK TITANIUM



PLATTSBURGH

ACCESSIBLE FROM ANYWHERE



INTERSTATE 87 CORRIDOR

Plattsburgh is located directly off several exits on the I-87 corridor. This enables trade and commerce from Montreal, QC to points south, including New York City.



AMTRAK

Offers daily service to Plattsburgh from New York City. Its famous Adirondack line extends from the Hudson Valley through the Adirondacks, along Lake Champlain to Montreal.



PLATTSBURGH INTERNATIONAL AIRPORT

Plattsburgh International Airport (PBG) serves as 'Montreal's U.S. Airport, with many Canadian travelers taking advantage of lower flight rates by flying from the U.S. Recently awarded \$38 million from NYS for economic development and infrastructure.



LAKE CHAMPLAIN FERRIES

Lake Champlain Transportation Company has provided reliable and safe transportation from New York to Vermont since 1826. Year-round crossing is available at two of its three crossing locations.



PLATTSBURGH

MONTREAL'S U.S. SUBURB



CLOSER THAN YOU THINK

Plattsburgh, NY is situated just 20 minutes south of the Canadian border and is only an hour's drive from Montreal, Quebec. Montreal is home to nearly four million people, and the second largest French speaking city in the world.

Canadians travel to Plattsburgh to shop and eat, and many even vacation in the area during the summer months. Plattsburgh International Airport is dubbed "Montreal's U.S. Airport," with approximately 75% of all its passengers hailing from Canada.

- The relationship between Canada and Clinton County has a direct economic impact of more than **\$2 billion** each year.
- **14%** of Clinton County's population is employed by a Canadian-owned corporation.
- Approximately **186 Quebec-based businesses** are located in or just outside of Clinton County.

CANADA'S IMPACT ON CLINTON COUNTY, NY

Data provided by Quebec-New York Corridor Coalition. Study conducted in 2004.

TOTAL ECONOMIC IMPACT OF CANADA ON CLINTON COUNTY	CANADIAN VISITOR SPENDING TOURISM AND RETAIL	AVERAGE CANADIAN SPENDING/ TRIP TO CLINTON COUNTY
1996: \$1.27B	1996: \$225M	1996: \$169
1998: \$1.32B	1998: \$254M	1998: \$267
2000: \$1.33B	2000: \$194M	2000: \$214
2002: \$1.39B	2002: \$293M	2002: \$284
2004: \$1.53B	2004: \$310M	2004: \$285

**The North Country Chamber of Commerce currently estimates the total economic impact of Canada on Clinton County to be in excess of \$2 billion.*



PLATTSBURGH, NY

RATED #8 MICRO CITY

IN NORTH & SOUTH AMERICA FOR ECONOMIC DEVELOPMENT.¹



HERE'S WHY:

WORKFORCE AVAILABILITY

- Institute for Advanced Manufacturing at Clinton Community College preparing a 21st century workforce
- Specialized workforce development infrastructure

INDUSTRIAL AND MANUFACTURING HUB

- Home to globally recognizable companies such as Fujitsu, Bombardier, Nova Bus and Swarovski
- \$22 million expansion of Schluter Systems, a global tile installation systems company
 - Employment increased 30% from 2016-2017
 - Future growth projects planned
- Norsk Titanium expected to create 520 new advanced manufacturing jobs, and be operational by the end of 2017.

STRONG BUSINESS INCENTIVES

- Access to some of the lowest utility rates in the U.S.
- Tax incentives
- Access to foreign trade zones
- Financing opportunities

1 Foreign Direct Investment (fDi) Magazine, 2017

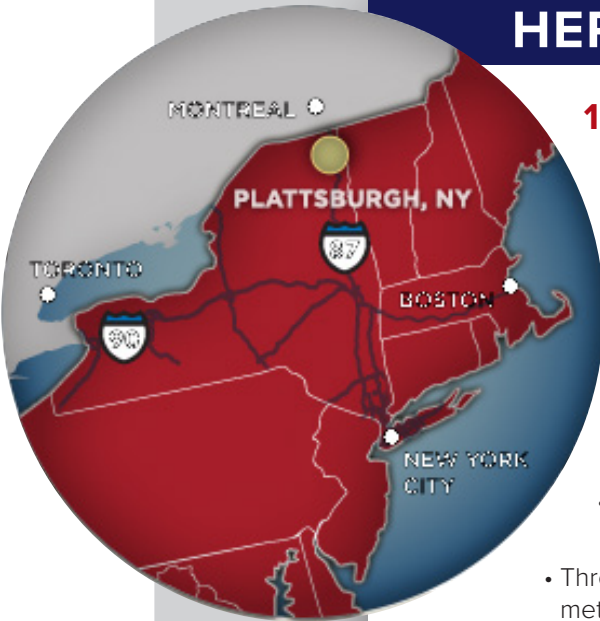


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HERE'S WHY:



1. PROXIMITY TO CANADA

- 60 miles from Montreal, Canada.
- Within a 5 hour drive of Toronto—Canada's largest city.

2. RAIL, HIGHWAY AND PORT ACCESS

- Direct access to Interstate 87. Plattsburgh is located on the I-87 Corridor, which stretches from Montreal, QC Canada to New York City.
- Interstate 90, the nation's longest interstate highway connecting the east and west coasts, is within a two hour drive.
- Located on the main rail line for Canadian Pacific, which connects New York City to Montreal.
- Three large, deep water ports provides easy access to some of the largest metropolitan areas in North America.

3. HOME TO A COMMUNITY COLLEGE AND STATE UNIVERSITY

- State University of New York (SUNY) at Plattsburgh enrolls approximately 5,700 students in over 60 disciplines.
- Clinton Community College offers over 20 degree programs and seven certificate programs to its approximately 2,300 students.



BROKER PROFILE

NEIL FESETTE, CCIM, CPM BROKER & OWNER

518.726.0149

Neil@FesetteRealty.com

Neil Fesette is the founder and broker of Fesette Commercial, an elite team of top producing real estate advisors who are dedicated to creating superior investor value. The company provides brokerage services for all commercial property types as well as comprehensive property management services.

Neil has 26 years of experience in commercial brokerage, property management, real estate investments, real estate development and consultation. He holds the prestigious CCIM and CPM designations.



Fesette Realty is the North Country's premier real estate brokerage, providing comprehensive real estate services in Clinton, Essex and Franklin Counties. Our broad range of services include residential and commercial sales, property management, residential and commercial leasing, property development and general real estate consultation.

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