

A photograph of a single-story commercial building with a red exterior and a yellow roof. The building has a covered entrance area supported by yellow pillars. There are several windows and a central door. A parking lot is in the foreground, and a utility pole is visible on the right. The sky is overcast.

FOR SALE/LEASE: RETAIL/COMMERCIAL BUILDING

289 CORNELIA STREET LATTSBURGH, NY 12901

ASKING: \$439,000

PRESENTED BY:

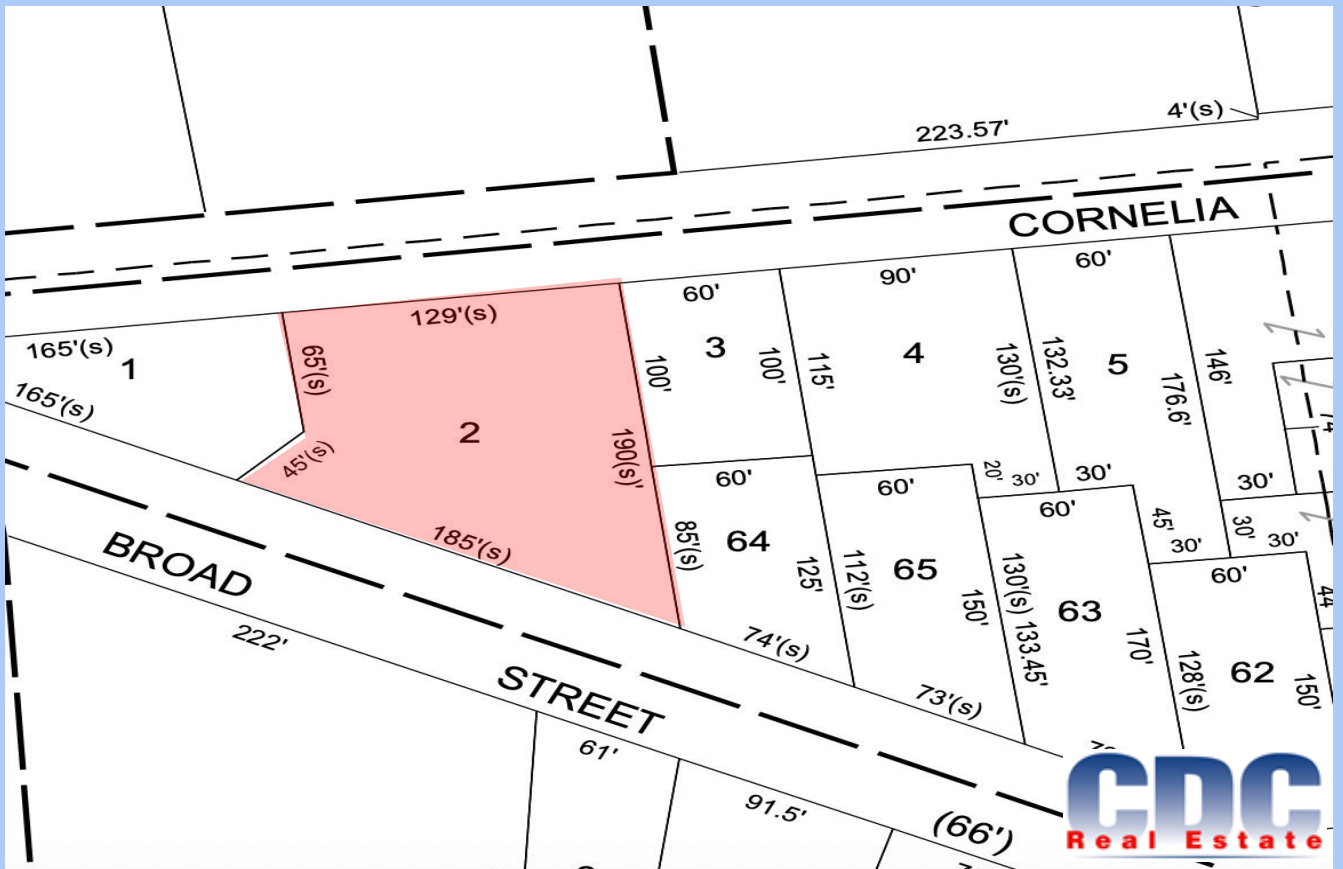
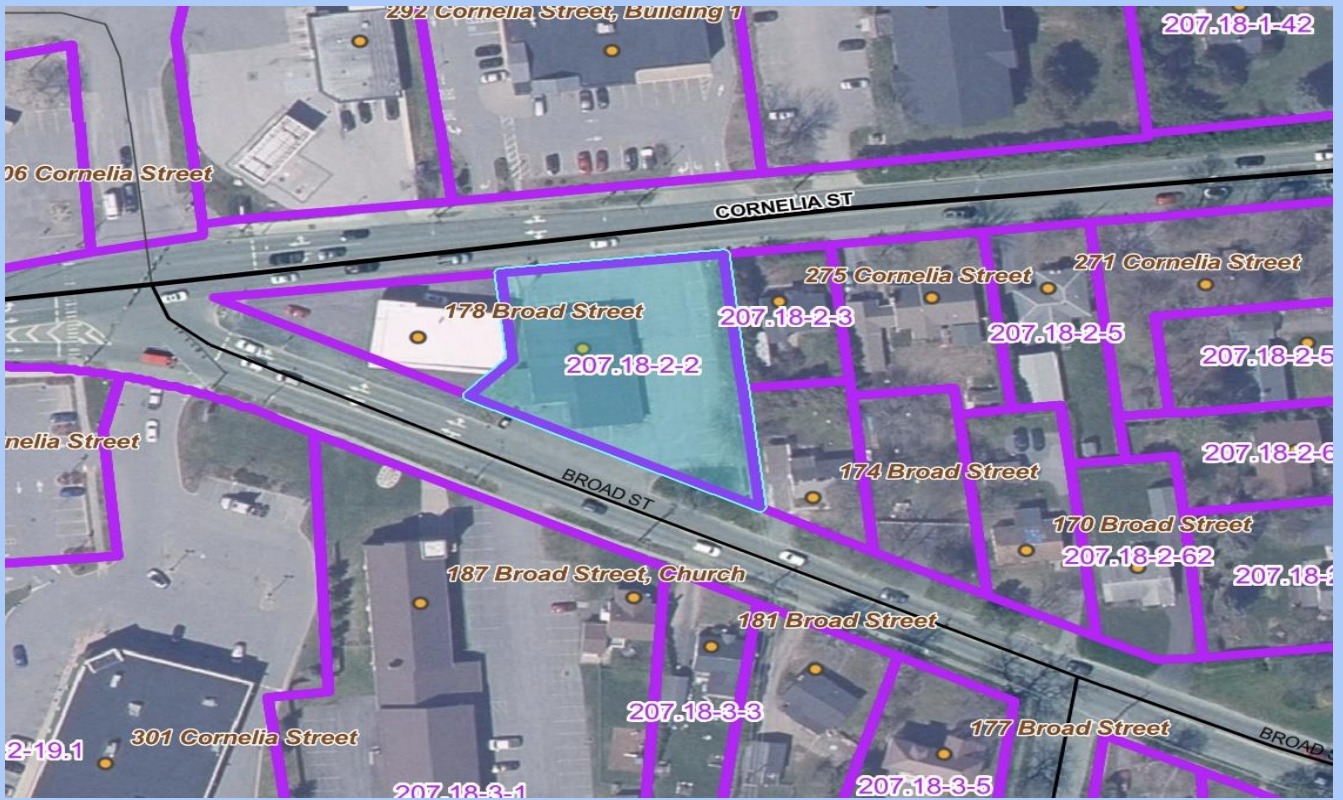
CDC REAL ESTATE INC.
30 BRIDGE ROAD SUITE 111 ROUSES POINT, NY 12979
800-545-8125 WWW.CDCREALESTATE.COM
LICENSED NYS BROKER

PROPERTY DETAILS

- 3,500 +/- SF
- 129' X 190' Lot
- Located in the City of Plattsburgh
- Finished retail space- open concept layout
- Cold storage area with overhead door
- High traffic location
- Electric HVAC system
- Steel structure with wood siding
- Ample parking
- Zoned: B2
- Ideal for retail, professional offices, restaurant, etc.
- Owner financing available at 3% for well qualified buyers
- Motivated seller!



AERIAL MAPS



COUNTY REPORT



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Property Description Report For: 289 Cornelia St, Municipality of City of Plattsburgh

No Photo Available

Total Acreage/Size: 129 x 190
Land Assessment: 2025 - \$180,700
Full Market Value: 2025 - \$310,000
Equalization Rate: 2025 - 100.00%
Deed Book: 20193
Grid East: 758666

Status: Active
Roll Section: Taxable
Swis: 091300
Tax Map ID #: 207.18-2-2
Property Class: 484 - 1 use sm bld
Site: COM 1
In Ag. District: No
Site Property Class: 484 - 1 use sm bld
Zoning Code: 12 - B-2 Highway
Neighborhood Code: 13502 - Rte 3
School District: Plattsburgh
Total Assessment: 2025 - \$310,000
Property Desc: Deli & Lot
Deed Page: 1566
Grid North: 2138326

Owners

Good Stuff Inc
94 Pearl St
Essex Junction VT 05452

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Add. Parcels	Deed Book and Page
6/21/2019	\$275,000	484 - 1 use sm bld	Land & Building	Dame, Kathleen M	Yes	Yes	No	20193/1566
6/2/2006	\$1	484 - 1 use sm bld	Land & Building	Dame- LaBarre, Renee E	No	No	Yes	20061/94960
1/26/2005	\$310,000	431 - Auto dealer	Land & Building	LaBombard Realty LLC	Yes	Yes	Yes	20051/79210
12/29/2004	\$1	431 - Auto dealer	Land & Building	LaBombard Realty LLC	No	No	Yes	20051/79208

Utilities

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

Inventory

Overall Eff Year Built: 0
Overall Grade: Average
Overall Condition: Normal
Overall Desirability: 4

Buildings

AC%	Sprinkler%	Alarm%	Basement Elevators	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Num Stories	Num Indent Bldgs
100	0	0	0	2002		Normal	Average	3500	1	1

Improvements

Structure	Size	Grade	Condition	Year
Canpy-com st	1,040.00 sq ft	Average	Normal	1985
Pavng-asphlt	11,000.00 sq ft	Average	Normal	2004
Cold stor rm	70 x 3	Average	Normal	2004
Cold stor rm	612 x 1	Average	Normal	2004
Canpy-com st	20 x 6	Average	Normal	1985
Shed-machine	20 x 6	Average	Normal	2004

Special Districts for 2025

No information available for the 2025 roll year.

Exemptions

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

Year	Description	Amount
2025	School	\$5,723.62
2024	County	\$6,088.26
2024	School	\$6,030.67

* 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

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ZONING

PLATTSBURGH CODE

Zoning District	Permitted Principal Uses	Accessory Uses	Uses Requiring Special Permit
B-1 General Business and B-2 Highway Business	Retail businesses and commercial uses commonly associated with neighborhood, such as: - Grocery stores, food specialty shops and supermarkets - Drug stores - Hardware stores - Apparel stores - General department stores - Appliance, home decorating and furniture stores - Book and stationery stores - Photographic studios and art galleries - Other similar uses Personal and business service establishments, such as: - Banks - Professional and administrative offices - Medical and dental clinics - Barber and beauty shops - Laundry establishments - Repair shops for shoes, watches, clocks, appliances, and similar uses Eating and drinking establishments Hotels and motels Churches and other houses of worship Schools, excluding day-care and nursery facilities Public parks and recreational facilities Governmental, semipublic and or public institutions Private clubs Funeral homes Nurseries and supplies of flowers and/or plants Newspaper publishing facilities	Parking and loading areas Other uses customarily accessory to the permitted principal uses defined in this chapter	Automobile service and repair shops Liquor stores Essential public utility facilities Automobile agencies Tractor, trailer, and boat sales establishments Building supply stores Television and radio broadcast facilities Hospitals Shopping centers Warehouses and storage facilities Drive-in businesses Dry-cleaning business Amusements and recreation areas Residential uses in B-1 Districts only Light industrial use² Adult use or entertainment establishments³ Planned unit developments Child day-care facility Community garden

NOTES:

¹ Three-year renewable special permit required.

² Where a light industrial use is proposed to be established on a lot that abuts or adjoins an R-1 Zone, such special use permit may be granted only on the condition that all structures and paving shall be set back 100 feet from the boundary line of the R-1 Zoning District and said 100-foot area shall be maintained in a natural state and may be required to be planted with trees or other vegetation to screen the light industrial use from adjoining R-1 lots.

³ This use is subject to other location requirements and is not permitted throughout the zone.

PRESENTED BY:



30 Bridge Road Suite 111 Rouses Point, NY 12979

PH: 800-545-8125 FX: 518-297-3264

www.cdcrealestate.com

Licensed NYS Broker



Matthew T. Boire

Licensed NYS Broker

Matt@cdcrealestate.com



Alexandra L. Barie

Licensed NYS Assoc. Broker

Alex@cdcrealestate.com