



FOR SALE: COMMERCIAL SPACE

162 Elm Street Champlain, NY 12919

Asking: \$299,000

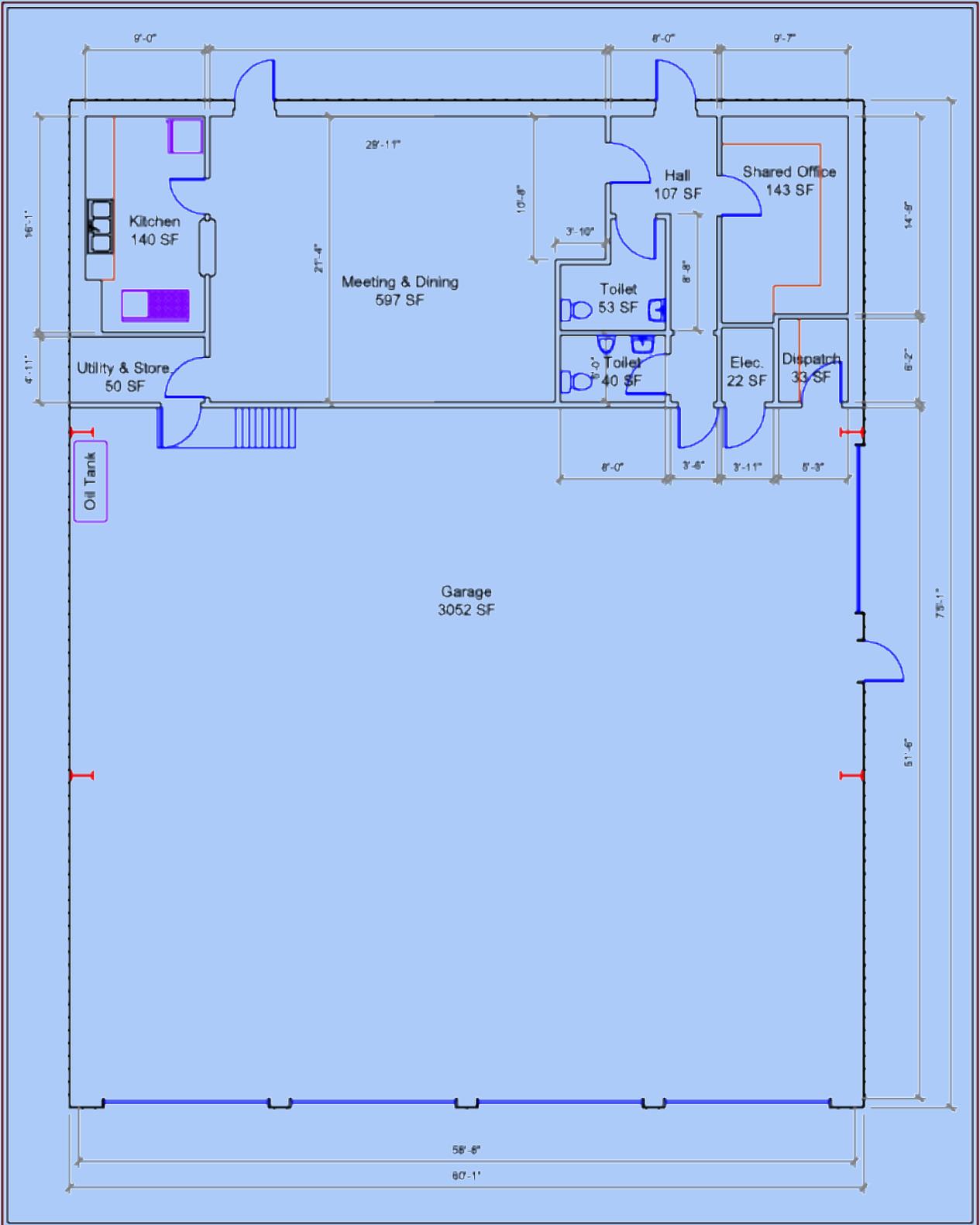
PRESENTED BY:
CDC REAL ESTATE INC.
30 BRIDGE ROAD SUITE 111 ROUSES POINT, NY 12979
800-545-8125 WWW.CDCREALESTATE.COM
LICENSED NYS BROKER

Property Highlights

- 4,500 +/- SF building on 1.71 acres
- Open Floor plan garage
- Offices, breakroom, and restrooms
- 5 large drive-in doors (12' X 12.5')
- Natural gas ceiling mounted Modines in Garage area as well as HVAC in office area.
- Municipal water and sewer
- Exhaust removal system
- 3 Phase power
- Standing seam roof- in good condition
- Close to I-87 and U.S.- Canadian Border
- Zoned R1
- Floor drains
- Situated in a **pro-development municipality**



FLOOR PLANS

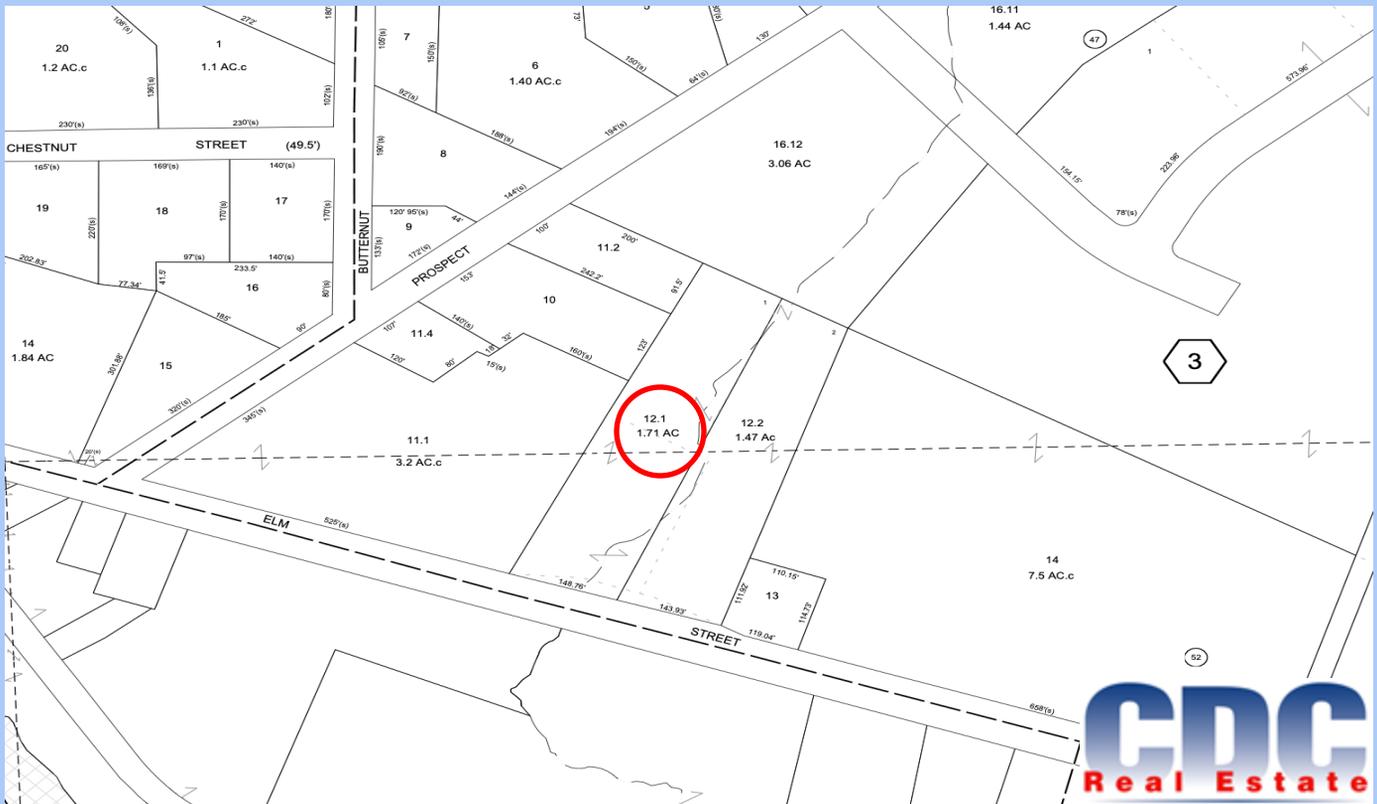
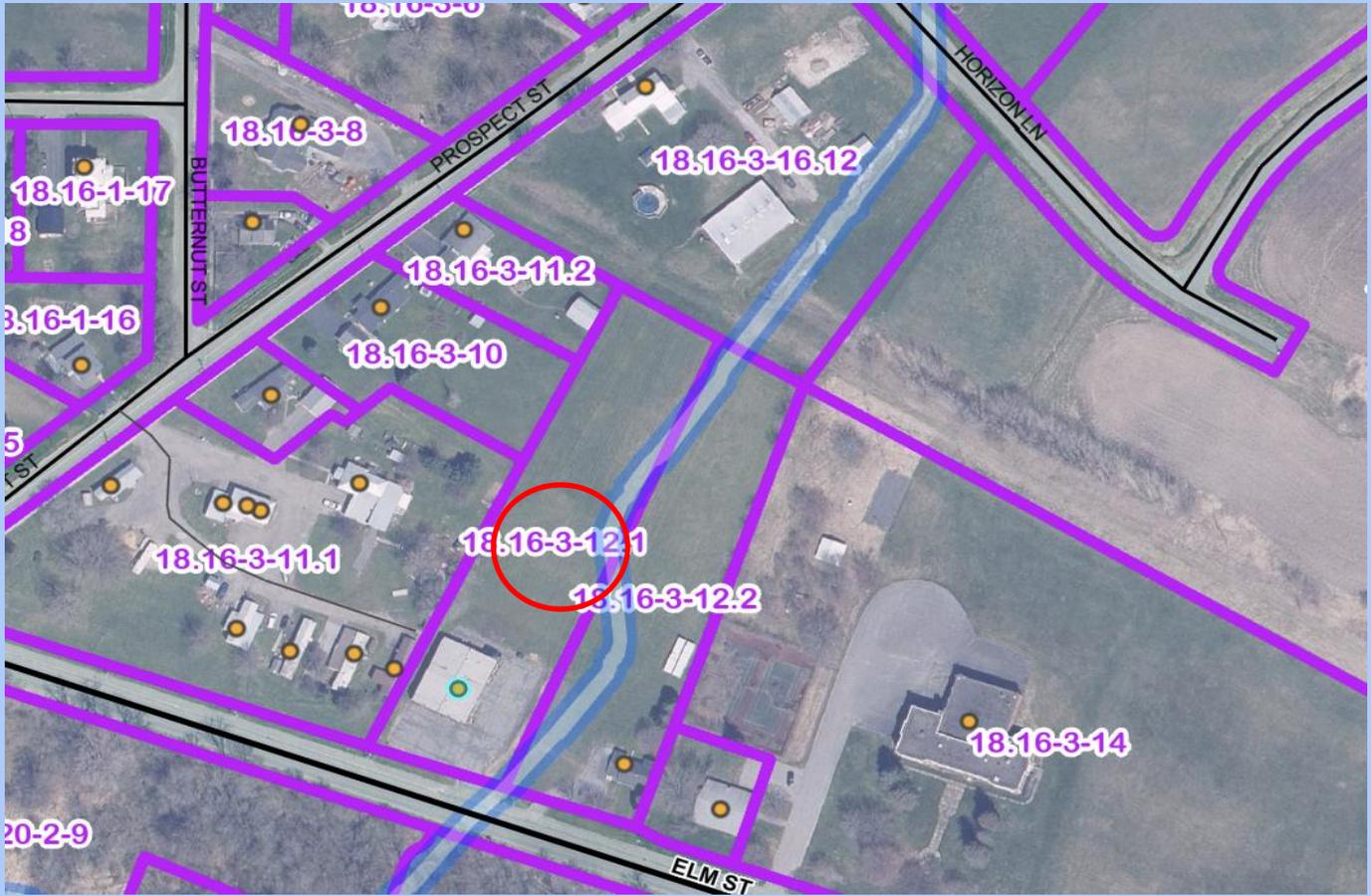


Champlain Fire Station - Existing Building

Scale: none, all dimensions approximate, Date: 5-Dec-2024



AERIAL MAPS



COUNTY REPORT



Navigation Tax Maps | DTF Links Assessment Info

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← Go back to property info



Property Description Report For: 162 Elm St, Municipality of Village of Champlain, in Champlain

What do you want in the report?

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

Print Report

No Photo Available

Status: Active
Roll Section: Wholly Exem
Swis: 092801
Tax Map ID #: 18.16-3-12.1
Property Class: 662 - Police/fire
Site: COM 1
In Ag. District: No
Site Property Class: 662 - Police/fire
Zoning Code: -
Neighborhood Code: 28303
School District: Northeastern Clinton
Total Assessment: 2025 - \$275,000

Total Acreage/Size: 1.71
Land Assessment: 2025 - \$23,900
Full Market Value: 2025 - \$275,000
Equalization Rate: 2025 - 100.00%

Deed Book: 20243
Grid East: 766056

Property Desc: Lot 47 S&g Patent
 SMap 2024-340499
Deed Page: 38204
Grid North: 2243950

Owners

Champlain Fire District
P.O. Box 1606
Champlain NY 12919

Sales

No Sales Information Available

Utilities

Sewer Type: Comm/public
Utilities: Gas & elec
Water Supply: Comm/public

Inventory

Overall Eff Year Built: 0
Overall Grade: Average
Overall Condition: Normal
Overall Desirability: 3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Indent Bldgs
0	0	0	0		1985		Normal	Average	4500	1	1

Improvements

Structure	Size	Grade	Condition	Year
Ovrhdoor-com	144.00 sq ft	Average	Normal	1985
Pavng-asphlt	12,610.00 sq ft	Average	Normal	1985
Canpy-roof	600.00 sq ft	Average	Normal	1990
Shed-finishd	200.00 sq ft	Average	Normal	1990
Gar-1.0 det	20 x 40	Average	Fair	1999

Special Districts for 2025

Description	Units	Percent	Move Tax	Taxable
AB006-Champlain EMS	0	0%	0	0
FD030-Champ Fire District	0	0%	0	0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2025	INCVOLFIRE	\$275,000	0	2015		Y		0

Taxes

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



ZONING

ZONING

119 Attachment 1

Village of Champlain Schedule of Permitted Uses

[Note: This table is provided for convenience purposes only.
The text of the chapter shall be controlling.]

[Amended 9-11-1989 by L.L. No. 3-1989; 10-8-1990 by L.L., No. 1-1990; 12-14-2004 by L.L., No. 3-2004]

Use	District									
	R1	R1-M	R2	R3	CC	COM	IC	I	PI	PIP
Single- and two-family dwellings	X	X	X	X	X					
Multi-family dwellings		SP	SP	SP	SP					
Individual mobile homes			X	X	X					
Mobile home parks										
Single- and two-family dwellings within the same structure as another use	X	X	X	X	X					
Adult-care facility	SP	SP	SP	SP	SP					
Nursing home	SP	SP	SP	SP	SP					
Cluster development	SP	SP	SP	SP	SP					
Day-care center	SP	SP	SP	SP	SP					
Accessory uses	X	X	X	X	X					
Home occupations	SP	SP	SP	SP	SP					
Shopping centers										
Telecommunications towers						SP				
Adult use or entertainment establishment										
Kennels; animal hospitals						SP(3)				
Other commercial uses (not listed elsewhere in this table)										
Public and semi-public buildings and grounds	SP	SP	SP	SP	SP(1)					
Clubs	SP	SP	SP	SP	SP					
Essential services	SP	SP	SP	SP	SP					
Industrial										
Warehousing and distribution										
Trucking										
Installation or operation of petroleum and hazardous materials bulk storage tanks and facilities										
Waste disposal										
Junkyard										
Vehicular racetrack										
Slaughterhouse										

Key:
 X = Permitted (other meeting all standards specified in the Zoning Law)
 SP = Permitted only after issuance of a special permit by the Board of Appeals
 Blank = Not permitted

Notes:

- (1) Commercial uses are allowed on the condition that they don't generate substantial amounts of truck traffic or truck parking.
- (2) Permitted within preexisting structures only. No new buildings allowed.
- (3) All animals are to be kept indoors during all hours of the day.
- (4) Provided that such use meets the conditions set forth in § 119-27C.

PRESENTED BY:



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