

Levack Real Estate, Inc.

Offering Memorandum

One Broad Street Plaza

162 Glen Street

Glens Falls NY 12801

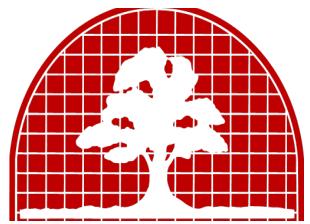
R. Mark Levack

President Levack Real Estate, Inc.

33 Park Street

Glens Falls NY 12801

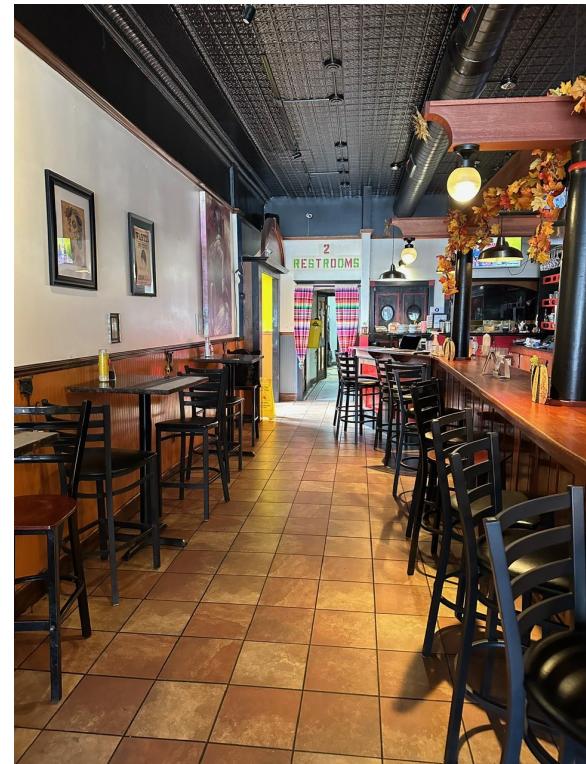
162 Glen Street



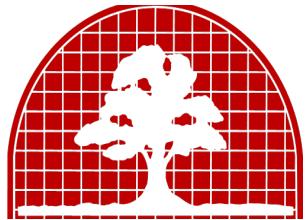
\$998,500



162 Glen Street - Glens Falls - NY -12801



162 Glen Street



Levack Real Estate, Inc.

Exclusively offered at \$998,500

This building was constructed in the late 1800's. It went under extensive first floor renovation in 2009 for the Chocolate Mill and then The Wine Bar. Much of the special infrastructure and improvements are in place and functional from those major renovations. Rahul's restaurant has operated here for 18 years. The building is made up of 4 separate suites totaling approximately 7,654 square feet over three stories.

Glens Falls is a city on the rise

Located minutes from I 87 Adirondack Northway exit 18. This central business commercial district was recently updated in 2025, improving hard scape street enhancements and encouraging progressive commercial investment. Approximately \$55,000,000 in municipal investments ranging from new sidewalks, new stone curbing, and new ornamental light poles in 2025.

162 Glen Street is well positioned on Centennial Circle in the heart of downtown Glens Falls. This location is easily accessible and within walking distance to the Civic Center, library, shops, restaurants, bars, and more.

This offering includes a fully functioning full service restaurant and bar. All equipment, fixtures and furnishings are included in the sale.

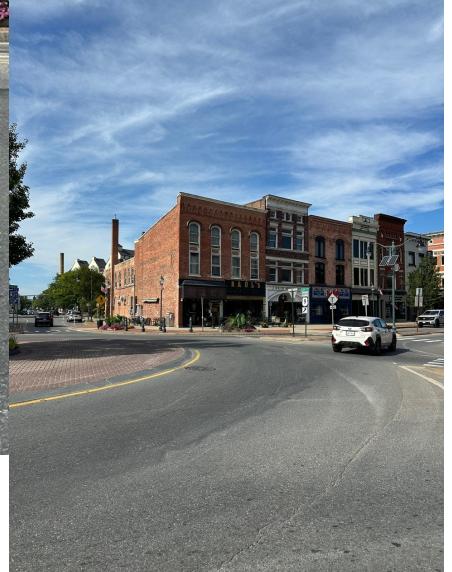


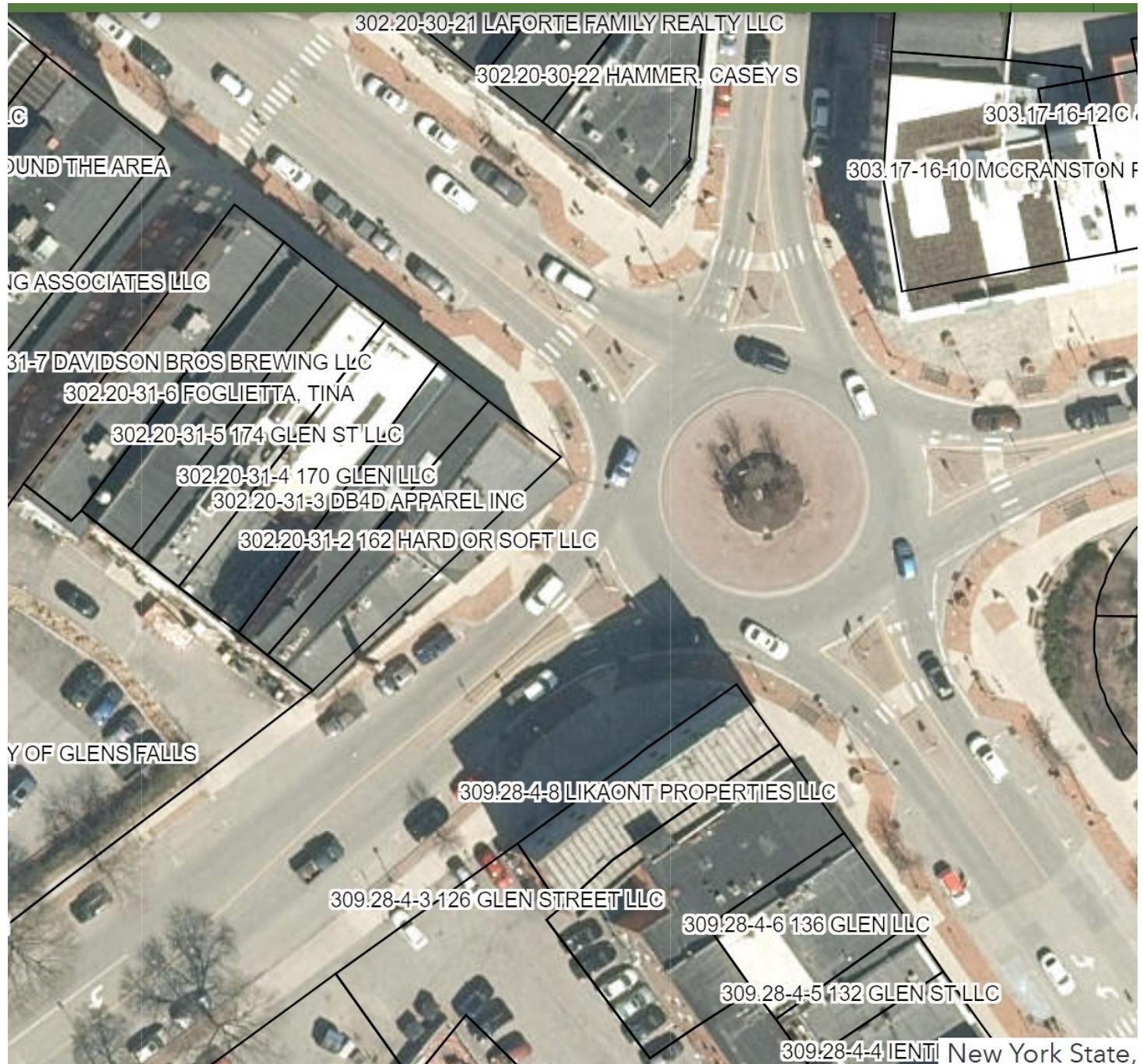
Amenities

- ◆ First floor Restaurant
- ◆ Full basement
- ◆ 3 Apartments
- ◆ 9' Ceilings
- ◆ Rubber roof
- ◆ Prime location
- ◆ Many improvements

Location Location Location

Positioned on Centennial Circle in the heart of Glens Falls





Tax Map



Warren County, NY

Summary

Municipality	Glens Falls
SWIS	520500
Tax ID	302.20-31-2
Status	Active
Roll Section	Taxable
Property Address	162 Glen St Glens Falls NY 12801
Property Class	480 - Mult-use bld
Ownership Code	
In Ag District	No
Zoning	CCD - Cent Comm
Neighborhood	401
School District	Glens Falls City Csd
Property Description	Multi Use BID 61-2-6
Total Acreage/Size	0.07
Deed Book	6928
Deed Page	286
Grid East	719834
Grid North	1631895

Owners

162 Hard or Soft LLC
162 Glen St
Glens Falls, NY 12801

Valuation

Assessed Year	2025	2024
Equalization Rate	93.51%	94.00%
Land Assessment	\$45,200	\$45,200
Total Assessment	\$716,600	\$716,600
Full Market Value	\$796,222	\$766,335

Special Districts

Year	Description	Type	Units	Percent	Value
2025	BD001 - Business Imp Dist		0	0%	\$0
2025	EZ001 - Empire Zone		0	0%	\$0
2025	LB001 - Crandall library dst		0	0%	\$0
2025	SE001 - Sewer cnty dist no 1		0	0%	\$0
2025	WT031 - City water dist.		0	0%	\$0
2024	WR001 - Return water	T	0	0%	\$0
2024	BD001 - Business Imp Dist		0	0%	\$0
2024	EZ001 - Empire Zone		0	0%	\$0
2024	LB001 - Crandall library dst		0	0%	\$0
2024	SE001 - Sewer cnty dist no 1		0	0%	\$0
2024	WT031 - City water dist.		0	0%	\$0

Land

Site	Land Type	Size
Com 1	Primary	3,016 sq ft

Sales

Sale Date	Sale Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book/Page
5/15/2024	\$800,000	480 - Mult-use bld	Land & Building	160 Glen LLC,	Yes	Yes	No	6928 / 286
2/13/2009	\$355,000	480 - Mult-use bld	Land & Building	D & M Partners, LLC,	Yes	Yes	No	3707 / 74
10/25/2005	\$310,000	480 - Mult-use bld	Land & Building	Tarantelli, Edythe E	Yes	Yes	No	1477 / 19

Historic Deed

Inventory

Site	Com 1	Overall Grade	Average
Overall EFF Year Built	1963	Overall Desirability	
Overall Condition	Normal		

Commercial Buildings

Site	Com 1	Year Built	1963
MS/B Model No	03223 sty Store/apt load sup	Eff Year Built	
Air Cond. %	0	Condition	Normal
Sprinkler %	0	Quality	Average
Alarm %	0	Gross Floor Area	4,848
Elevators	0	Stories	3
Basement Type	Unfinished	Nbr Identical Bldgs	1

Site	Com 1	Year Built	1963
MS/B Model No	03203 sty Str/off/apt load sup	Eff Year Built	
Air Cond. %	0	Condition	Good
Sprinkler %	0	Quality	
Alarm %	0	Gross Floor Area	2,806
Elevators	0	Stories	2
Basement Type	Unfinished	Nbr Identical Bldgs	1

Utilities

Site	Com 1	Water Supply	Comm/public
Sewer Type	Comm/public	Utilities	Gas & elec

Site Uses

Site	Use	Rentable Area	Total Units
Com 1	Non-contrib	3,019	0
Com 1	Restaurant	3,019	1
Com 1	Row apt	4,635	3

Historical Tax Summary

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2025	School	\$11,206.10	\$716,600.00	\$796,222.00	90.00%	1
2025	City	\$11,226.86	\$716,600.00	\$766,335.00	93.51%	1
2025	County	\$11,226.86	\$716,600.00	\$766,335.00	93.51%	1
2024	School	\$11,125.96	\$716,600.00	\$766,335.00	93.51%	1
2024	County	\$9,338.98	\$682,500.00	\$726,064.00	94.00%	1
2024	City	\$9,338.98	\$682,500.00	\$726,064.00	94.00%	1
2023	County	\$9,309.92	\$682,500.00	\$682,500.00	100.00%	1
2022	School	\$10,661.00	\$682,500.00	\$682,500.00	100.00%	1
2022	County	\$7,740.22	\$371,925.00	\$495,900.00	75.00%	1
2022	City	\$7,740.22	\$371,925.00	\$495,900.00	75.00%	1
2021	County	\$7,733.89	\$371,925.00	\$495,900.00	75.00%	1
2020	School	\$9,069.06	\$371,925.00	\$495,900.00	75.00%	1

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

No data available for the following modules: Additional Parcels Involved in Sale, Residential Buildings, Improvements, Exemptions, Photos.

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