



FOR SALE: PLATTSBURGH STRIP MALL

762-770 Route 3 Plattsburgh, NY 12903

ASKING \$2.79 MILLION

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

Executive Summary

762-770 Route 3 Plattsburgh, NY 12901

This fully leased strip plaza in Plattsburgh, NY is a prime investment with solid current income with potential for more. Anchored by FedEx (leased through December 31, 2028) the property has three buildings totaling 48,888 SF on 3.9 acres, with plenty of parking. The mix of long-term, stable tenants provides a strong cash flow foundation.

Located on Route 3, one of the city's main commercial corridors, the plaza gets great visibility and traffic (~10,400 AADT) and is easy to reach via I-87 (Exit 36), making it convenient for both local and regional shoppers. Across the road is the entrance to the Plattsburgh Industrial Parks, and hundreds of acres recently made available for future Town Center growth. This adds a strong base of employers and businesses.

Plattsburgh sits on the western shore of Lake Champlain and serves as a regional hub, with easy access to Canada through the Champlain, NY Port of Entry. With a growing retail and commercial scene, this property is well-positioned for long-term value and future lease opportunities.

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PROPERTY HIGHLIGHTS

- Fully leased strip plaza in Plattsburgh, NY
- FedEx anchors the property, with lease ending December 31, 2028
- Three buildings totaling 48,888 +/- SF (25,500 SF, 11,694 SF, and 11,694 SF)
- Sits on 3.9 +/- acres with plenty of on-site parking
- Ten tenants in place, with several long-term occupants
- Solid, in-place income with room to grow as leases turn over
- Great visibility right on Route 3, one of the area's main commercial corridors
- Easy access to I-87 (Exit 36), making it convenient for both local and regional traffic
- Close to the industrial park with a strong base of nearby employers and businesses (future development planned)
- High traffic area that works well for retail and service users (~10,400 AADT)
- Well-maintained overall, with a good mix of tenants
- Upside potential with future renewals.



List Price **\$2,790,000**

CAP Rate **~8%**

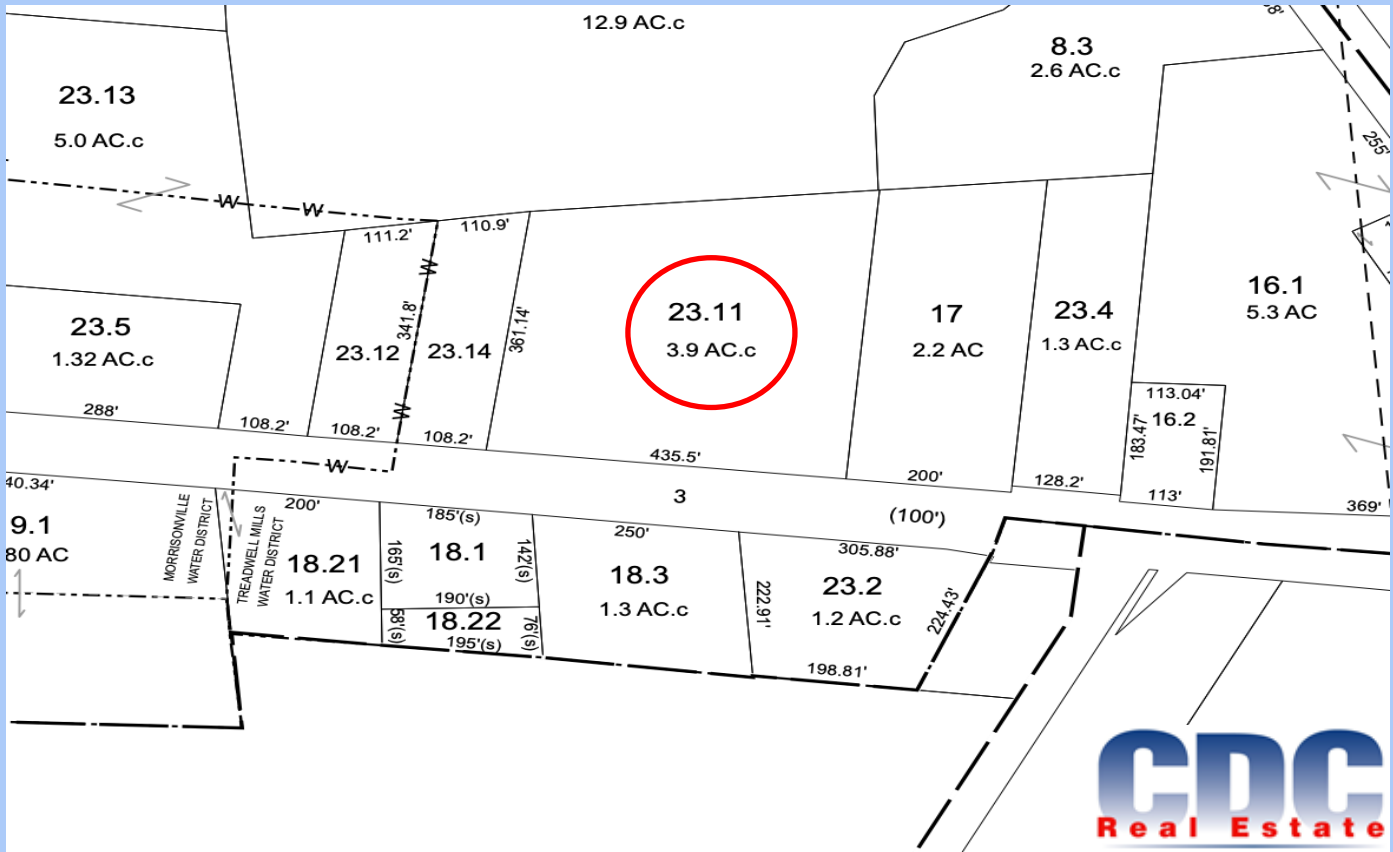
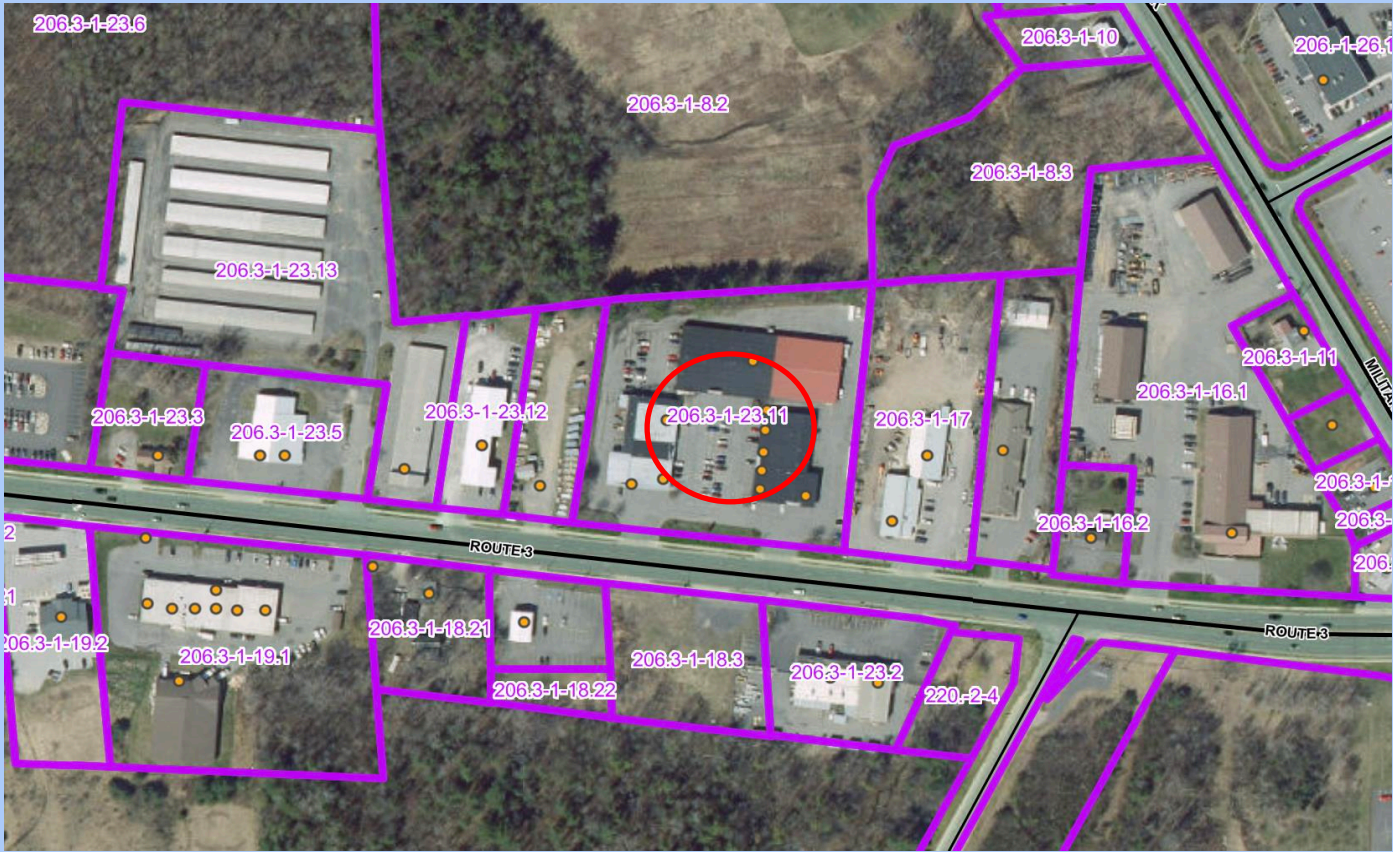
NOI **\$224,387.63**

Price Per SF **\$57.07/SF**

2016 Appraisal **\$2,500,000**



AERIAL MAPS



PLATTSBURGH, NY



Ranked as a **top 10 Micro American City** of the Future

Ranked #1 for Human Capital & Lifestyle and Foreign Direct Investment Strategy

Electricity rates **60% lower** than the national average

#26 for Economic Strength among 551 U.S. micropolitan areas

Home to an optimistic & confident business community - **96% Business Confidence Index**

Home to a growing cluster of innovative, **industry-leading** transportation equipment & aerospace manufacturers

Among **Top Ten New York State** towns for millennial living

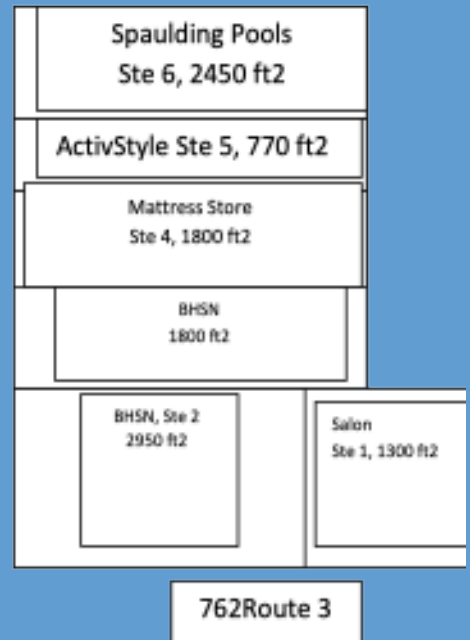
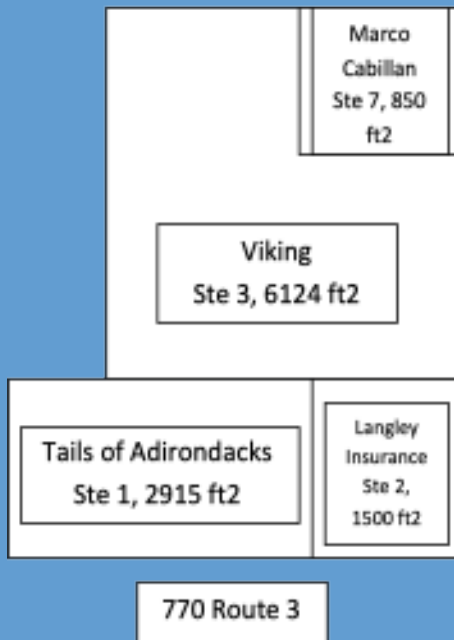
Ranked among **top 25 cities in Americas** for FDI Strategy



ADDITIONAL SITE PHOTOS

Airport Plaza, Plattsburgh NY

768 Route 3
Federal Express, 25500 ft2



COUNTY REPORT



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Property Description Report For: 762-770 Rt 3, Municipality of Town of Plattsburgh



Status: Active
Roll Section: Taxable
Swis: 094200
Tax Map ID #: 206-3-1-23.11
Property Class: 452 - Nbh shop ctr
Site: COM 1
In Ag. District: No
Site Property Class: 452 - Nbh shop ctr
Zoning Code: T4
Neighborhood Code: 42502
School District: Beekmantown
Total Assessment: 2025 - \$2,500,000

Property Desc: Lot 39 Pop 440 Ft Road Frontage Fed Ex, Cue Club
Deed Page: 3184
Grid North: 2137701

Total Acreage/Size: 3.90
Land Assessment: 2025 - \$604,500
Full Market Value: 2025 - \$2,643,500
Equalization Rate: 2025 - 100.00%

Deed Book: 20072
Grid East: 746454

Owners

HB Real Estate LLC
 1 E Lexington Ave #1604
 Phoenix AZ 85012

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Yes	Add. Length	Deed Book and Page
2/20/2007	\$2,000,000	452 - Nbh shop ctr	Land & Building	Airport Properties LLC, Plattsburgh	Yes	Yes	No	20072/3184

Utilities

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

Inventory

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

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Bldgs
20	0	100	0		1987		Normal	Average	35000	1	1
100	0	100	0		1997		Normal	Average	10500	1	1
100	0	100	0		1987		Normal	Average	11694	1	1
100	0	100	0		1987		Normal	Average	11694	1	1
100	0	100	0	0	1987	Normal	Average	11694	1.00		

Improvements

Structure	Size	Grade	Condition	Year
Ovrhdoor-com	8 x 7	Average	Normal	1987
Ovrhdoor-com	12 x 12	Average	Normal	1987
Canpy-com wd	16 x 8	Average	Excellent	2023
Walks-concr	4240 x 6	Average	Normal	1987
Pavng-asphlt	90000 x 4	Average	Normal	1987
Canpy-com st	0 x 0	Average	Normal	1987
Canpy-com st	0 x 0	Average	Normal	1987
Ovrhdoor-com	12 x 12	Average	Normal	1987
Ovrhdoor-com	14 x 12	Average	Normal	1987
Ovrhdoor-com	14 x 14	Average	Normal	1987
Ovrhdoor-com	12 x 12	Average	Normal	1987

Special Districts for 2025

Description	Units	Percent	Move Tax	Taxable
AB008-Platt Consol	0	0%	0	2500000
Amb Dis				
FD020-Mrsonvl Fire Dist	0	0%	0	2500000
LT037-Platt Consol Lt Gen	0	0%	0	2500000
LT038-Platt Consol Lt Spec	0	0%	0	2500000
LT039-Platt Consol Lt Cap	0	0%	0	2500000
SW025-PCSD General	0	0%	0	2500000
SW026-PCSD Gen Capital	0	0%	0	2500000
SW028-PSConDistrictGenCap	0	0%	0	2500000
WD014-PCWD Gen Capital	0	0%	0	2500000
WD046-PCWD General	0	0%	0	2500000
WD054-PWConDistrictGenCap	0	0%	0	2500000

Exemptions

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

Year	Description	Amount
2026	County	\$17,704.72
2025	County	\$17,606.60
2025	School	\$34,727.14

* 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



TAX REPORT



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Tax Links

[Property Info](#)
[Tax Calculator](#)

Tax Bill Information

Municipality of Town of Plattsburgh

SWIS:	094200	Tax ID:	206.3-1-23.11
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Tax Summary

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

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2026	County	\$17,704.72	\$2,500,000.00	\$2,643,500.00	94.57	1
Display Details for Taxes Levied in 2026						
2025	School	\$34,727.14	\$2,500,000.00	\$2,643,500.00	94.57	1
2025	County	\$17,606.60	\$2,500,000.00	\$2,500,000.00	100	1

[Display Details for Taxes Levied in 2025](#)

[Display Historical Tax Information](#)

Taxable Values

2025			
County Taxable	\$2,500,000	Exemptions	\$0
Muni. Taxable	\$2,500,000	Exemptions	\$0
Village Taxable	N/A	Exemptions	N/A
School Taxable	\$2,500,000	Exemptions	\$0

Exemptions for 2025

No Details Available

ZONING

USE NAME	TOWN DISTRICTS																TOWN CENTER DISTRICTS (Refer to Town Center Zoning)						
	R-1	R-2	R-3	R-4	R-5 (MH)	MDR	NC	I	AD Riverfront	L/LC/ OS	AD Tech / Business	AD-MU	A1	A2	C	SC	IP	T5	T4	T3C	T3R	SD	
Assisted Living Facility		○			○							⊗				⊗		⊗	⊗	⊗	⊗	⊗	⊗
Condominium		○				⊗	⊗												⊗	⊗	⊗	⊗	⊗
Dwelling Above Commercial Use*						⊗	⊗									⊗	⊗		⊗	⊗	⊗	⊗	⊗
Dwelling, Multi-Family		○			⊗	⊗	⊗	○											⊗	⊗	⊗	⊗	⊗
Dwelling, Single Family	●	●	●	●	●		●					⊗								●	●	●	●
Dwelling, Two Family		●	●	●	●		●													●	●	●	●
Home Occupation												⊗							●	●	●	●	●
Townhouse					⊗		⊗					⊗							●	●	●	●	●
Accessory Use	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Adult Day Care Center		○			○							⊗							⊗	⊗	⊗	⊗	⊗
Adult Use								○															
Agricultural Structure	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗					⊗	⊗					⊗	
Agricultural Use	●	●	●	●	●			●			●					●	●	●					●
Airport													⊗										
Airport Allied Uses													⊗	⊗					⊗				
Animal Hospital		○			○			⊗											⊗	⊗	⊗	⊗	⊗
Automobile Body Work																				⊗	⊗	⊗	⊗
Automobile Fuel Station							○	○					○	○	○	○	○	○	○	○	○	○	○
Automobile Rental Facility																			⊗	⊗	⊗	⊗	⊗
Automobile Repair and Service																			⊗	⊗	⊗	⊗	⊗
Automobile Sales																			⊗	⊗	⊗	⊗	⊗
Automobile Detailing/Carwash								○					○	○	○	○	○	○	○	○	○	○	○
Bed & Breakfast		○			○															○	○	○	○
Brewery / Winery / Distillery												⊗				⊗			⊗	⊗	⊗	⊗	⊗
Bulk Storage								○															○
Business/Professional Office								⊗			⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	
Bus Terminal																			○	○	○	○	○
Cemetery	⊗	⊗	⊗	⊗	⊗		⊗												⊗	⊗	⊗	⊗	⊗
Child Day Care Center		○			○								⊗	⊗	⊗	⊗	⊗		⊗	⊗	⊗	⊗	
Child Day Care Center, In-Home	●	●	●	●	●														●	●	●	●	●
Clinic								⊗				⊗				⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
Community Center		⊗			⊗		⊗				⊗								⊗	⊗	⊗	⊗	⊗
Concrete/Asphalt Manufacturing and Mixing Plant								○											○	○	○	○	○
Conference Center												⊗				⊗			⊗	⊗	⊗	⊗	⊗
Contractors Storage Yard								⊗					⊗	⊗		⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
Crematory								○															○
Drive-Through Restaurant								○						○	○	○	○	○	○	○	○	○	○
Drive-Through Use								○						○	○	○	○	○	○	○	○	○	○
Educational Institution	○	○			○	○	⊗		⊗		⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	
Equipment Sales																			⊗	⊗	⊗	⊗	⊗
Farm Animal Transfer Station		○			○																		○

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UPDATED JUNE 17, 2021

USE NAME	TOWN DISTRICTS																TOWN CENTER DISTRICTS (Refer to Town Center Zoning)						
	R-1	R-2	R-3	R-4	R-5 (MH)	MDR	NC	I	AD Riverfront	L/LC/ OS	AD Tech / Business	AD-MU	A1	A2	C	SC	IP	T5	T4	T3C	T3R	SD	
Farm Worker Housing		⊗	⊗	⊗	⊗						⊗												⊗
Farm Stand																					●	●	
Ferry				○																			
Financial Institution							⊗	⊗				⊗		○	○		⊗		⊗	⊗	⊗	⊗	⊗
Fuel Storage Facility								○															
Funeral Home		○																					
Game Preserve		○																					
Golf Course		⊗	○	○	○		⊗									⊗	⊗						
Greenhouse, Commercial																							
Health and Fitness Center																							
Hospital							⊗	⊗				⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	
Hotel												⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
Industrial Plant								○												○	○	○	○
Industrial / Machine Shop							⊗	⊗					⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	
Kennel																							
Laundromat								⊗					⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	
Manufactured Home					●																		
Manufactured Home Park					○																		
Manufactured Home Sales								⊗															
Manufacturing							⊗	⊗			⊗		⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	
Marina																							
Mining		○			○										○								
Museum		○																					
Neighborhood Convenience Store (No Fuel)							⊗								⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	
Night Club																							
Parking Garage							⊗	⊗			⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	
Performing Arts Center																							
Place of Worship	○	○	○	○	○	○	⊗					⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	
Public Building / Use	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗			⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	
Public Utility	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Rail Facility								○					○	○	○	○	○	○	○	○	○	○	○
Recreation Trails	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Recreation Facility, Commercial																							
Recreation Facility, Public	○	⊗	○	○	○		⊗		⊗		⊗												
Research and Development Facility								○			⊗		⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	
Restaurant							⊗	⊗				⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	
Retail Sales							⊗	⊗				⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	
Riding Academy		○																					
School - Public, Parochial or Private	○	⊗	○	○	○							⊗											
Self Service Storage Facility							⊗	⊗															
Solar, Building-Integrated Solar Energy System																							
Solar, Roof-Mounted Solar Energy System																							

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ZONING CONT.

USE NAME	TOWN DISTRICTS																TOWN CENTER DISTRICTS (Refer to Town Center Zoning)					
	R-1	R-2	R-3	R-4	R-5 (MH)	MDR	NC	I	AD Riverfront	L/LC/OS	AD Tech / Business	AD-MU	A1	A2	C	SC	IP	T5	T4	T3C	T3R	SD
Solar, Ground-Mounted Soder Energy System																		⊙	⊙			●
Solar, Large Scale Soder Energy System		○			○															⊙	⊙	○
Storage Yard								⊙								⊙						○
Technology Manufacturing								⊙		⊙			⊙				⊙					⊙
Warehouse/Distribution Facility								⊙		⊙			⊙		⊙	⊙	⊙					⊙
Wholesale Business													⊙			⊙	⊙					⊙
Wind Energy Facility, Small																						⊙
Wind Energy Facility, Small Roof-Mounted																				⊙	⊙	⊙

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ADDITIONAL SITE PHOTOS



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