

**FOR SALE:
PRIME INDUSTRIAL LAND
SHOVEL READY- PERMITS IN PLACE
(50,000 SF)**

**LAWRENCE PAQUETTE INDUSTRIAL DRIVE
CHAMPLAIN, NY 12919**

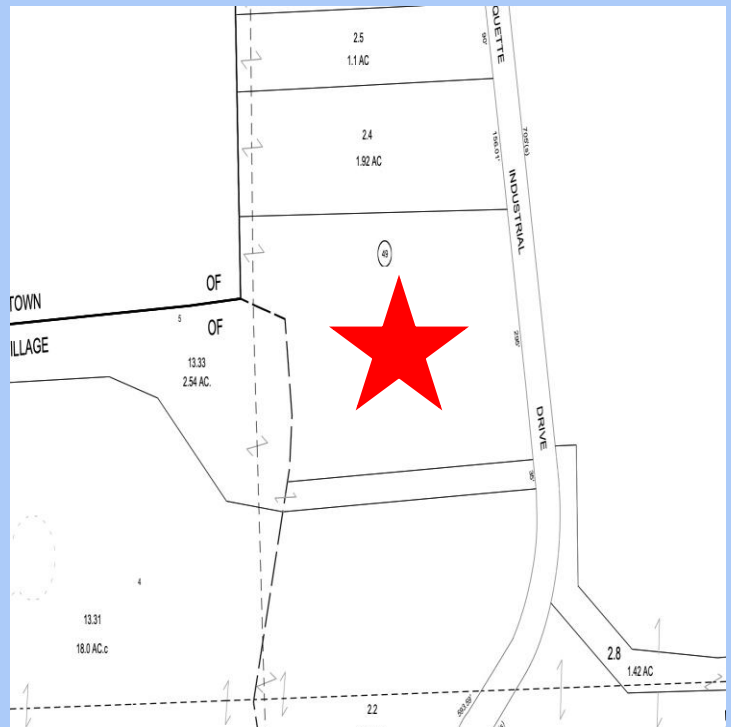
ASKING: \$165,000

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



- 3.6 +/- AC
- Prime development land
- Located in the Champlain Industrial Park
- Approved plans for ~50,000 SF industrial building
- Close to other area manufacturers and businesses.
- Less than 2 miles from I-87 and the U.S.–Canadian Port of Entry
- Municipal water and sewer
- Natural gas
- Village of Champlain
- Zoned IP



COUNTY REPORT



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Property Description Report For: Lawrence Paquette Industrial Dr, 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:	Taxable
		Swis:	092801
		Tax Map ID #:	19.13-2-2.3
		Property Class:	340 - Vacant indus
		Site:	COM 1
		In Ag. District:	No
		Site Property Class:	340 - Vacant indus
		Zoning Code:	-
		Neighborhood Code:	28502
		School District:	Northeastern Clinton
		Total Assessment:	2024 - \$83,000
Total Acreage/Size:	3.60		
Land Assessment:	2024 - \$83,000		
Full Market Value:	2024 - \$83,000		
Equalization Rate:	2024 - 100.00%		
Deed Book:	20243	Property Desc:	Lot 49 S&g
Grid East:	769740	Deed Page:	37765
		Grid North:	2244404

Owners

Rayrose Holdings LLC
1702 Rt 11 Ste 2
Moers NY 12958

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Add. Parcels	Deed Book and Page
5/15/2024	\$108,000	340 - Vacant indus	Land Only	The Development Corp Cl Co NY	Yes	Yes	No	20243/37765

Utilities

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

Inventory

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

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Num Stories	Num Indent Bldgs
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Improvements

Structure	Size	Grade	Condition	Year
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Special Districts for 2024

Description	Units	Percent	Move Tax	Taxable
AB006-Champlain EMS	0	0%	0	83000
FD030-Champ Fire District	0	0%	0	83000
WD06V-EDU Marker WD006	0.5	0%	0	0

Exemptions

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

Year	Description	Amount
2025	County	\$711.82
2024	County	\$761.30
2024	School	\$1,331.44
2024	Village	\$332.00

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

PRESENTED BY:



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