



**FOR SALE:  
VACANT COMMERCIAL LOT**

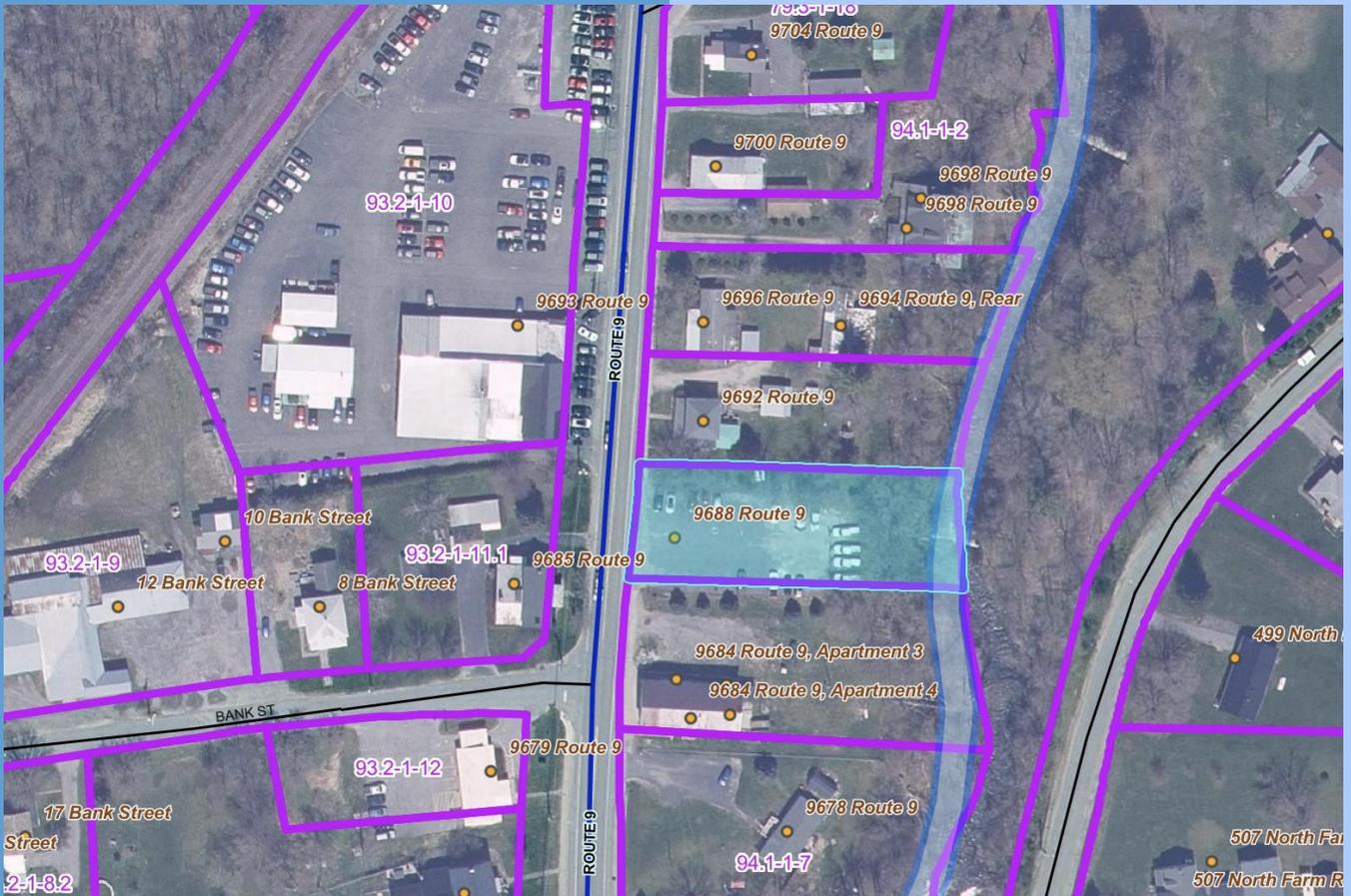
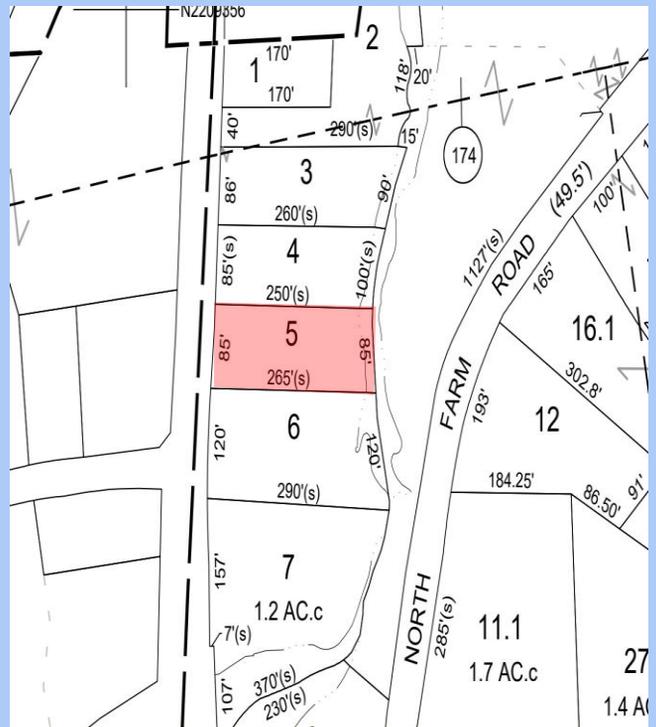
9688 ROUTE 9 CHAZY, NY 12921

**ASKING: \$64,900**

**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

- 85' X 265' Lot (no structure)
- Located in the Town of Chazy
- High traffic location on Route 9
- Solid gravel base- used for additional parking storage.
- Less than one mile from I-87 interchange
- Less than 15 minutes from U.S.- Canadian border and City/Town of Plattsburgh
- Zoned Hamlet Commercial



# COUNTY REPORT



Navigation Tax Maps | DTF Links Assessment Info

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← Go back to property info



## Property Description Report For: 9688 Rt 9, Municipality of Town of Chazy



**Total Acreage/Size:** 85 x 265  
**Land Assessment:** 2025 - \$26,000  
**Full Market Value:** 2025 - \$26,000  
**Equalization Rate:** 2025 - 100.00%  
**Deed Book:** 20233  
**Grid East:** 767667

**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 093000  
**Tax Map ID #:** 94.1-1-5  
**Property Class:** 330 - Vacant comm  
**Site:** COM 1  
**In Ag. District:** No  
**Site Property Class:** 330 - Vacant comm  
**Zoning Code:** 01  
**Neighborhood Code:** 30401  
**School District:** Chazy  
**Total Assessment:** 2025 - \$26,000  
**Property Desc:** Lot 172 Ref Patent  
**Deed Page:** 33245  
**Grid North:** 2208990

### Owners

Riley Ford Inc  
 9693 Rt 9  
 Chazy NY 12921

### Utilities

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

### Inventory

**Overall Eff Year Built:**  
**Overall Grade:** Average  
**Overall Condition:** Fair  
**Overall Desirability:** 2

### Buildings

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

### Improvements

Structure	Size	Grade	Condition	Year

### Special Districts for 2025

Description	Units	Percent	Move Tax	Taxable
FD008-Chazy Fire District	0	0%	0	26000
LT007-Chazy light	0	0%	0	26000
SW021-Chazy sewer	0	0%	0	26000
WD038-Chazy water	0	0%	0	26000

### Exemptions

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

### Taxes

Year	Description	Amount
2026	County	\$134.00
2025	County	\$139.47
2025	School	\$403.40

\* 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](#)



# ZONING

## ARTICLE 3 ZONING DISTRICT REGULATIONS

### Section 310 Permitted Use Chart

- x = Permitted use within the zone
- c = Conditional use within the zone
- sp = Conditional use within the zone (Special Use Permit also required)

A use shall be deemed prohibited within a zoning district unless it is listed as: a permitted use or a conditional use, a conditional use or conditional use with Special Use Permit, within that district.

	Land Use District:									
	<u>HR</u>	<u>HC</u>	<u>C</u>	<u>IC</u>	<u>RU</u>	<u>AR</u>	<u>LR</u>	<u>LC</u>	<u>AF</u>	<u>CON</u>
<b>A. RESIDENTIAL USES</b>										
Single family dwelling.....	x	x	x	x	x	x	x	x	x	
Two family dwelling.....	x	x	x	x	x	x	x	x	x	
Multi-family dwelling.....	c	c	c	c	c	c	c	c		
Single-wide mobile home.....			c		x	x				x
Mobile home park.....			c	c	c					
Seasonal camp.....			x	x	x	x	x	x	x	x
Group Residence.....		c	c	c	c	c		c		
<b>B. GENERAL USES</b>										
Church.....	c	c	c	c	c	c				c
Membership club.....		c	c	c	c	c				c
Public facility.....		c	c	c	c	c		c		
Hospital.....			c	c		c				
Essential use/service.....	c	c	c	c	c	c		c		
Non-profit recreation facility.....		c	c	c	c	c		c	c	
Educational or research institute.....			c	c	c				c	
Nursing Home.....		c	c	c	c	c		c		
Telecommunications Tower.....		c	c	c	c			c	c	c
Wind Energy Conversion System...	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp
<b>C. COMMERCIAL USES</b>										
Home occupation.....	x	x	x	x	x	x	x	x	x	
Retail store:										
Neighborhood convenience store with gas		c	c	c				c		
Neighborhood convenience store without gas		c	c	c	c			c		
Antique, craft or gift shop.....		c	c	c	c			c		
Used merchandise or furniture.....		c	c	c	c			c		
Gun shop, fishing tackle.....		c	c	c	c			c		
Neighborhood commercial facility without gas		c	c	c	c			c		
Supermarket.....		c	c	c						
Adult Uses .....			c							
Motor vehicle sales.....		c	c	c						
Lawn, garden or farm equipment.....		c	c	c	c				c	
Mobile home sales.....			c	c						
Farm Winery .....		c	c	c	c	c	c	c	c	c
Feed store, farm supplies.....		c	c	c	c				c	
Shopping center.....		c	c	c						

# ZONING

C. COMMERCIAL USES (continued)	<u>HR</u>	<u>HC</u>	<u>C</u>	<u>IC</u>	<u>RU</u>	<u>AR</u>	<u>LR</u>	<u>LC</u>	<u>AF</u>	<u>CON</u>
Produce sales.....		c	c	c	x			c	c	
Nursery, florist, greenhouse.....		c	c	c	c			c	c	
Outdoor recreation.....		c	c	c	c			c	c	
Golf course and clubhouse.....			c	c	c					
Campground, travel trailer park.....			c	c	c			c	c	
Indoor recreation (bowling, skating).....		c	c	c	c			c		
Truck stop.....			c	c						
Indoor theater.....		c	c	c						
Motel, hotel, cabins.....		c	c	c				c		
Bed and breakfast.....		c	c	c	c			c	c	
Short-Term Rental.....	c	c	c	c	c	c	c	c	c	c
Marina, boat storage facility.....		c	c	c	c			c		
Restaurant.....		c	c	c	c			c		
Food or ice cream stand.....		c	c	c	c			c		
Launderette.....		c	c	c	c			c		
Personal service business (beauty shop, barber, tailor, similar businesses).....		c	c	c	c			c		
Professional or business office.....		c	c	c	c			c		
Bank.....		c	c	c						
Clinic.....		c	c	c	c					
Private school.....		c	c	c	c					
Child care center.....	c	c	c	c	c	c	c	c	c	
Funeral home.....		c	c	c	c					
Tavern, bar, nightclub.....		c	c	c				c		
Gasoline and auto service station.....		c	c	c						
Motor vehicle repair/auto body shop.....		c	c	c	c					
Appliance repair shop.....		c	c	c	c					
Veterinarian, animal hospital.....		c	c	c	c				c	
Kennels.....			c	c	c				c	
Boat Sales.....		c	c	c				c		
Boat repair.....		c	c	c				c		
Riding Academy.....	c	c	c	c	c	c	c	c	c	c
Stable.....	c	c	c	c	c	c	c	c	c	c
Fish processing.....					c				c	
Slaughterhouse.....									c	
Trucking.....			c	c						
Well drilling, construction, or excavating business.....			c	c	c					
Junk yard.....					sp					
Hazardous waste disposal area.....										(not permitted in any district)
Industrial and commercial waste disposal Generated within the Town of Chazy.....					c					
Generated outside the Town of Chazy.....										(not permitted in any district)
Commercial construction and demolition debris disposal Generated within the Town of Chazy.....					c					
Generated outside the Town of Chazy.....										(not permitted in any district)
Septage (septic tank waste) disposal Generated within the Town of Chazy.....					c					
Generated outside the Town of Chazy.....										(not permitted in any district)
Sewage sludge, biosolids or human waste derived products disposal & application									c	
Automobile race track.....										(not permitted in any district)
Amusement Park.....										(not permitted in any district)
Unlisted commercial use.....										See Section 510

# ZONING

	<u>HR</u>	<u>HC</u>	<u>C</u>	<u>IC</u>	<u>RU</u>	<u>AR</u>	<u>LR</u>	<u>LC</u>	<u>AF</u>	<u>CON</u>
<b>D. INDUSTRIAL USES</b>										
Sawmill.....				c	c				c	
Wood products manufacture and sales.....			c	c	c				c	
Warehousing and distribution.....				c	c					
Manufacturing.....				c						
Research and testing laboratory.....			c	c						
Machine shop.....			c	c	c					
Small scale hydroelectric facility.....		c	c	c	c				c	c
Other industrial uses.....				c						
Mining operation .....			c	c	c				c	
<b>E. OTHER USES</b>										
Agricultural and forestry uses and structures x		x	x	x	x	x	x	x	x	x
Cluster development..... c		c	c	c	c	c	c	c	c	
Accessory use..... x		x	x	x	x	x	x	x	x	

PRESENTED BY:



30 Bridge Road Suite 111 Rouses Point, NY 12979

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

[www.cdcrealestate.com](http://www.cdcrealestate.com)

Licensed NYS Broker



Matthew T. Boire

Licensed NYS Broker

[Matt@cdcrealestate.com](mailto:Matt@cdcrealestate.com)



Alexandra L. Barie

Licensed NYS Assoc. Broker

[Alex@cdcrealestate.com](mailto:Alex@cdcrealestate.com)