



**\$264,500**



**FOR SALE OR LEASE**

**9774 Route 9, Chazy NY**

**NEIL FESETTE, CCIM, CPM**  
**REAL ESTATE BROKER & OWNER**

(518) 726-0149 | [Neil@FesetteRealty.com](mailto:Neil@FesetteRealty.com)  
Office: (518) 324-4500 | Fax: (518) 562-7298

**176 US Oval, Plattsburgh, NY 12903 | 518.324.4500 | [FesetteCommercial.com](http://FesetteCommercial.com)**

# EXECUTIVE SUMMARY

---

## **FESETTE COMMERCIAL IS PLEASED TO OFFER FOR SALE OR LEASE**

3,679sf commercial office building located in Chazy, NY. The property sits on a 2.3 acre parcel with 256' of road frontage and an abundance of parking. Upgrades and features include a large 2+ car garage, efficient HVAC system, roof (2016), leaching field (2018), updated lighting (2018). The building was previously occupied by the NYS police.

Chazy is approximately 12 miles north of Plattsburgh, NY. Plattsburgh is the county seat of Clinton County, located in the northeast corner of the state. It sits within the Champlain Valley, on the western shore of Lake Champlain and the edge of the Adirondack Mountains. Plattsburgh is located directly on the I-87 corridor, which stretches from Montreal, Quebec, Canada to New York City. Montreal is approximately 60 miles from Plattsburgh. Albany, the state capital, is 150 miles away, while New York City is 300 miles from Plattsburgh.

# PROPERTY DETAILS



**3,679 SF**

**PARCEL SIZE:** 2.3  
**ROAD FRONTAGE:** 256'  
**DEED:** 2018-297341  
**TAX MAP ID:** 79.3-1-1.2  
**ZONING:** Commercial  
**SCHOOL DISTRICT:** Chazy  
**ASSESSED VALUE:** \$180,000  
**TOTAL TAXES:** \$5,237  
**GARAGE:** 2+ car with overhead doors and floor drain with oil/water separator

**CONSTRUCTION:** Masonry  
**SIDING:** Brick  
**ROOF:** Asphalt shingles  
**PARKING:** 25+  
**HVAC:** Central AC, electric water heater, 2 LP hot air furnaces  
**ELECTRIC:** 200 amps (NYSEG)  
**WATER:** Public  
**SEWER:** Septic

## UPGRADES

New roof (2016)

---

New leach field (2018)

---

Improved interior and exterior lighting (2018)

---

New garage furnace (2019)

---



# TAX MAP



# CLINTON COUNTY, NY



## REGIONS TOP EMPLOYERS

ADVOCACY RESOURCE CENTER  
B3CG  
BOMBARDIER  
CAMOPLAST  
CITY OF PLATTSBURGH  
CLINTON COMMUNITY COLLEGE  
CLINTON CORRECTIONAL FACILITY  
CLINTON COUNTY GOVERNMENT  
FUJITSU  
GEORGIA-PACIFIC  
GIROUX'S POULTRY FARM, INC.  
HP HOOD  
LUCK BROTHERS  
MOLD-RITE PLASTICS  
NORSK TITANIUM  
NOVA BUS  
SCHLUTER SYSTEMS  
SMART  
SUNY PLATTSBURGH  
SWAROVSKI LIGHTING, LTD  
UNIVERSITY OF VERMONT HEALTH CARE—CVPH  
WALMART/SAM'S CLUB

## GEOGRAPHIC

Land Area (square miles): 1,307.85  
Persons/Square Mile: 79.1

## DEMOGRAPHICS

Population, 2010 Census: 82,128  
Population, 2000 Census: 79,894  
Population, percent change, 2000-2010: 2.8%

## HOUSEHOLDS

Housing units, July 1, 2016, (V2016): 36,023  
Owner-occupied housing unit rate, 2010-2015: 68.1% Median household income (in 2015 dollars), 2011-2015: \$49,930

## TAX RATES

New York State Sales Tax: 4%  
Clinton County Sales Tax: 4%

## LOCATION

Less than 1 mile off I-87, this property is in close proximity to downtown Plattsburgh, UVM-CVPH Hospital, Plattsburgh International Airport and Amtrak. Montreal is 65 miles away, Lake Placid 50 miles, Burlington 30 miles.

# BROKER PROFILE

## Neil Fesette, CCIM, CPM, Broker & Owner 518.726.0149 | Neil@FesetteRealty.com

Neil Fesette is the founder and broker of Fesette Commercial, an elite team of top producing real estate advisors who are dedicated to creating superior investor value. The company provides brokerage services for all commercial property types as well as comprehensive property management services.

Neil has 26 years of experience in commercial brokerage, property management, real estate investments, real estate development and consultation. He holds the prestigious CCIM and CPM designations.

Fesette Realty is the North Country's premier real estate brokerage, providing comprehensive real estate services in Clinton, Essex and Franklin Counties.

Our broad range of services include residential and commercial sales, property management, residential and commercial leasing, property development and general real estate consultation.



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

