

\$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

Office: (518) 324-4500 | Fax: (518) 562-7298

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



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)

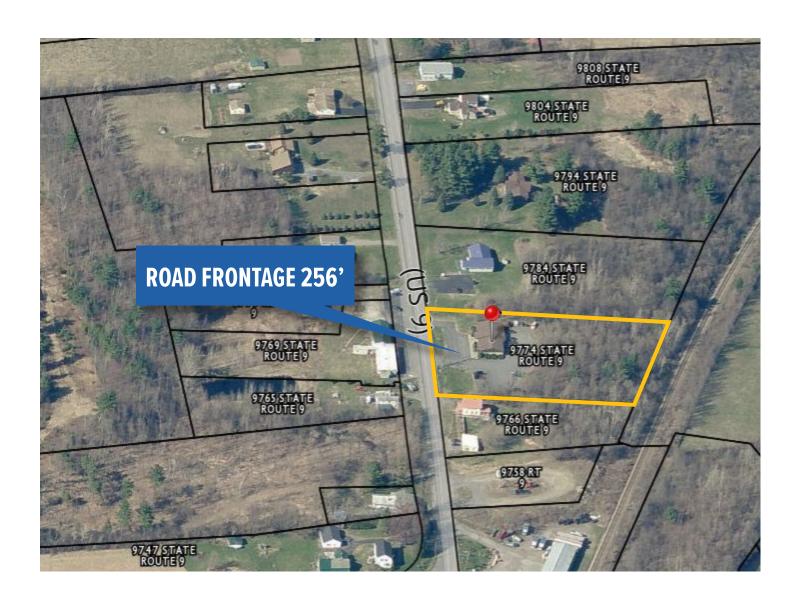
New leach field (2018)

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

SMARDT

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.

