



**FOR SALE:
MULTI-USE COMMERCIAL
PROPERTY**

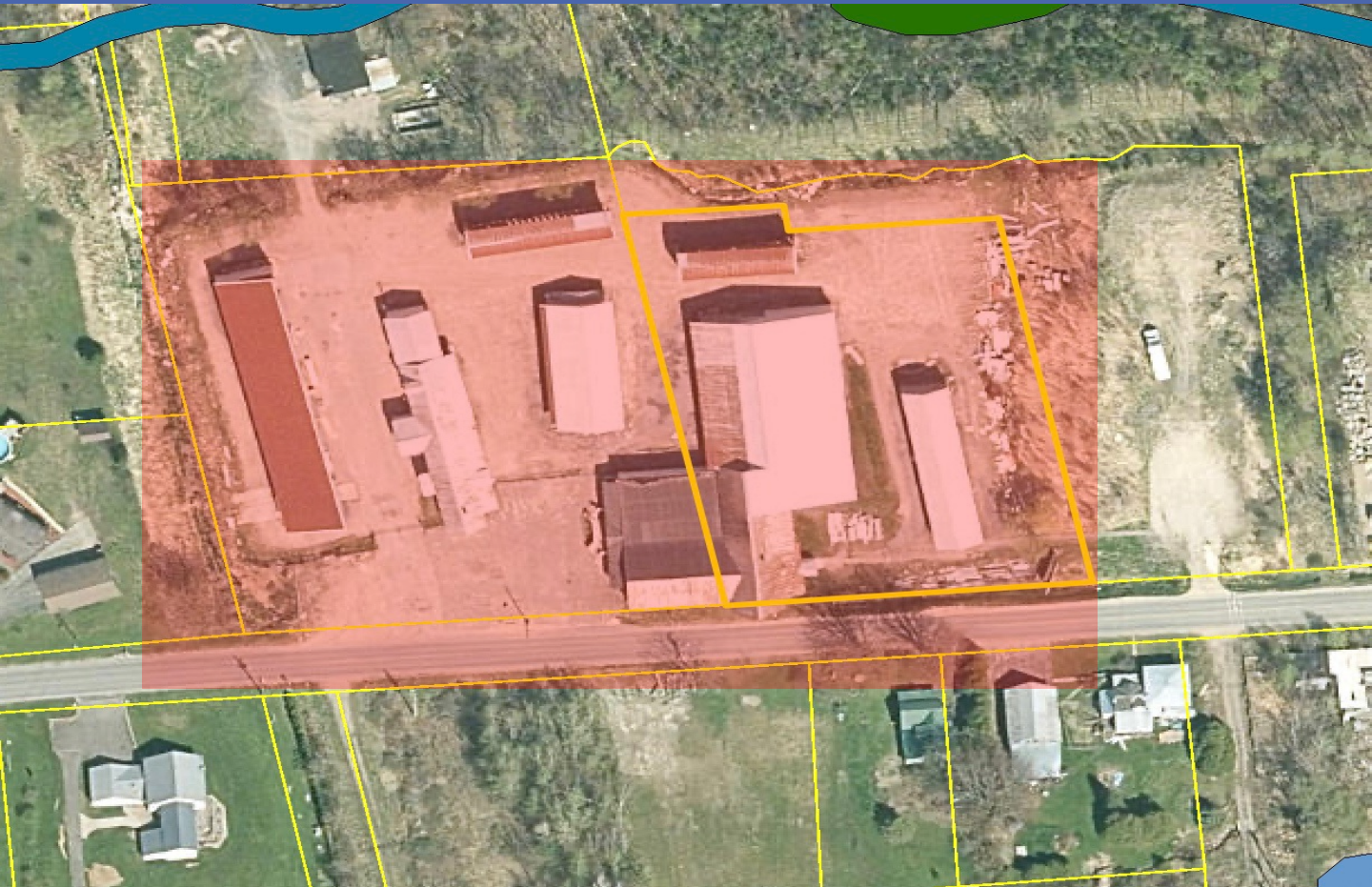
1248 COUNTY ROUTE 22 BANGOR, NY 12966

RETAIL, WAREHOUSING, STORAGE, AND MORE!

ASKING: \$385,000

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

FOR SALE: COMMERCIAL PROPERTY



Property Details

- Former lumberyard and retail operation
- 7 buildings total (retail, warehouse, shop, office, and outdoor storage)
- 6+/- AC
- Zoned: No official zoning in the Town of Bangor
- Two wells on site
- Two septic systems on site (one is 15+ years old)
- Site is mostly fenced in from road side

Ideal Uses:

- **Owner occupied retail/service/construction type business**
- **Multi-tenanted investment property**
- **Warehouse/office rentals**
- **Self-storage facilities (heated/cold)**
- **Outdoor storage space**

MAIN BUILDING DETAILS



MAIN BUILDING

- Approximately 17,500 +/- SF
- Large office/retail area- still furnished with shelving, counters, and desks, etc.
- **Like new warehouse area:**
 - 40'X90' with 50'X40' show room area
 - 16' clear ceiling height
 - 12'X14' OH door
 - Sheetrocked and heated with all of windows
 - Metal and rubber membrane roof sections

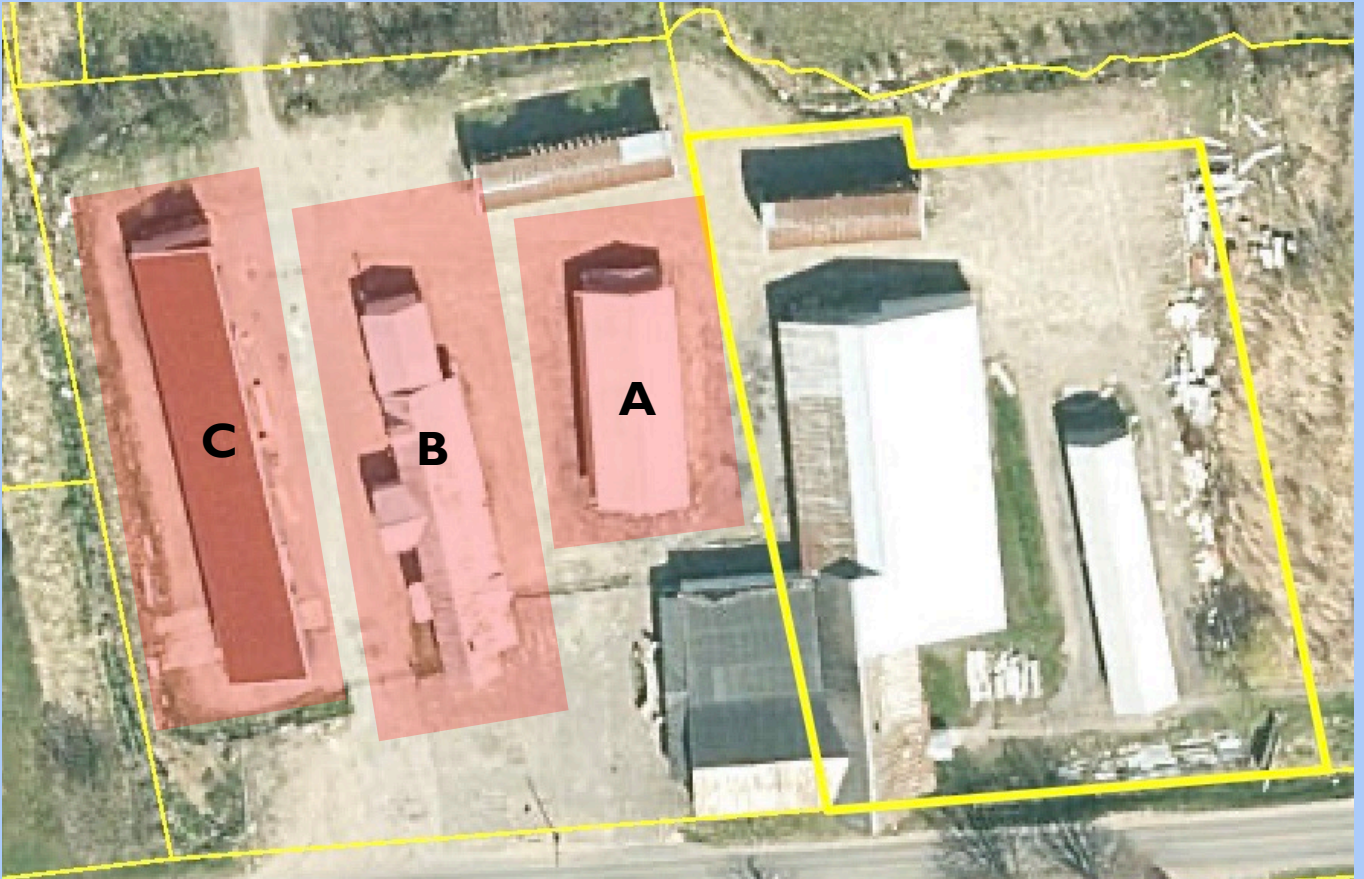
SMALL WAREHOUSE

- 26'X32'
- Truck dock door
- Ceiling height up to 12'+/-
- Metal roof

WAREHOUSE SPACE

- 40'X90'
- Cold storage
- Large sliding doors (ground level)
- Metal roof

ADDITIONAL WAREHOUSES



ADDITIONAL WAREHOUSE (A)

- Approx. 4,000 +/- SF
- 36'X96'
- Wood structure with metal exterior and roof
- Partial exterior covered storage
- 2 story
- Metal roof
- Truck dock door

ADDITIONAL WAREHOUSE (B)

- Approx. 4,000 +/- SF
- 26'X160'
- Front office/shop area with office restroom
- Rear is cold storage

ADDITIONAL WAREHOUSE (B)

- Approx. 7,000 +/- SF
- 36'X196'
- Pole barn style
- Large sliding loading doors-round level
- Wood structure with metal siding and roof

STORAGE STRUCTURES



THREE EXTERIOR COVERED STORAGE STRUCTURES

- The 3 structures have open storage on both sides
- Some have shelving type structure and some are open
- One structure has small heated wood-shop area with 2 truck level docks
- Metal roofs



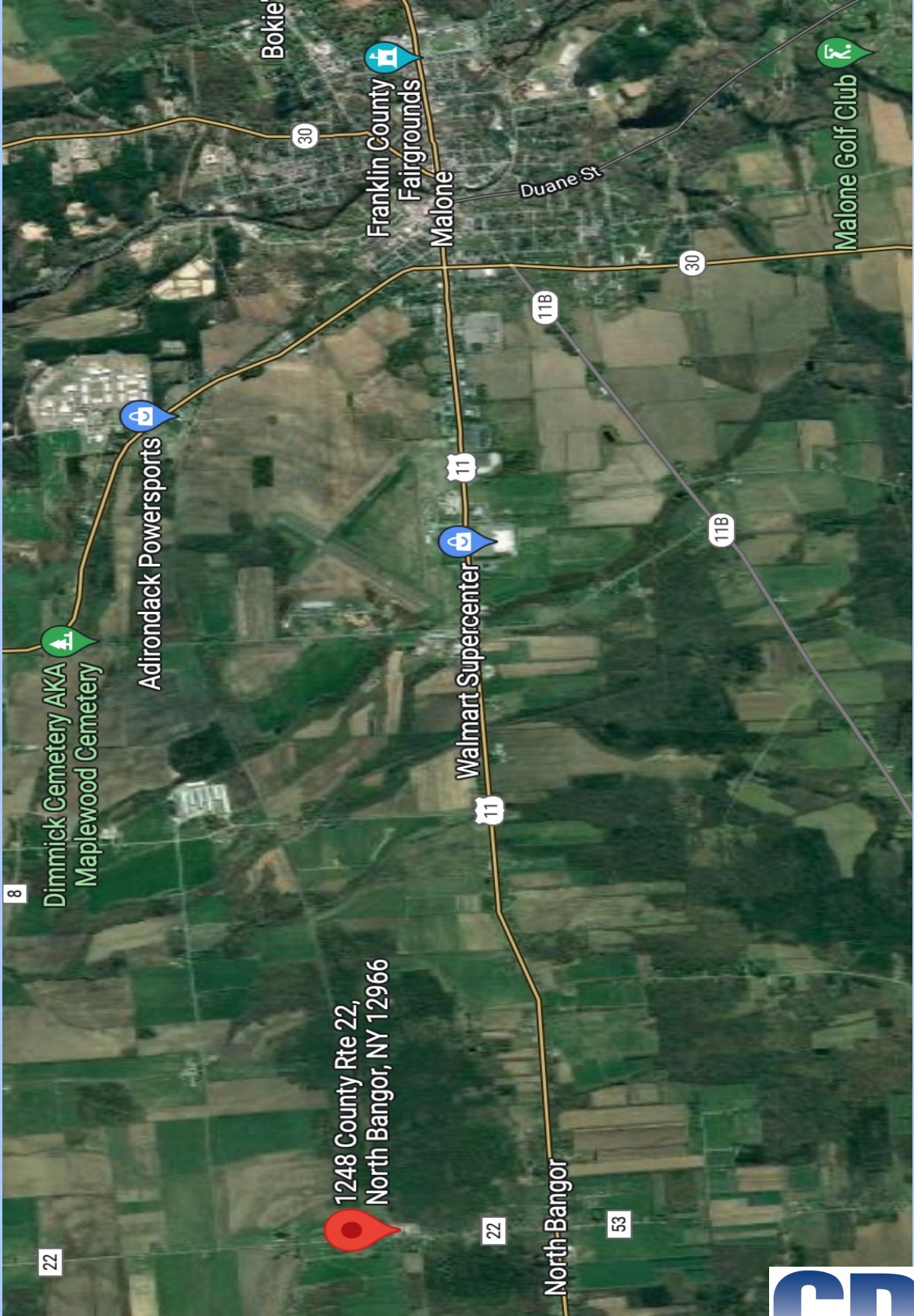
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



AERIAL MAP



COUNTY REPORT



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Property Description Report For: County Route 22, Municipality of Bangor

No Photo Available

Total Acreage/Size: 1.60
Land Assessment: 2022 - \$19,600
Full Market Value: 2022 - \$461,250
Equalization Rate: ----

Deed Book: 2010
Grid East: 517779

Status: Active
Roll Section: Taxable
Swis: 162200
Tax Map ID #: 96.-4-1
Property Class: 444 - Lumber yd/ml
Site: COM 1
In Ag. District: No
Site Property Class: 444 - Lumber yd/ml
Zoning Code: ----
Neighborhood Code: 22001
School District: Malone
Total Assessment: 2022 - \$332,100

Property Desc: Te G 42 Dwyer
 Harrigan Harrigan
 Depot Stre
 5900
Grid North: 2192517

Owners

Sample Holding Company
 LLC
 2740 SR 11
 Mooers NY 12958

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
11/4/2010	\$481,530	444 - Lumber yd/ml	Land & Building	Dwyers Enterprises 2 LLC	Yes	No	Yes	2010/5900
6/6/2008	\$1	444 - Lumber yd/ml	Land & Building	Dwyer, Thomas C	No	No	Yes	977/85

Utilities

Water Supply: Private
Water Type: Electric

Inventory

Overall Eff Year Built: 0
Overall Grade: Average
Overall Condition: Normal
Overall Desirability: 3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0		1950	Fair	Average	10848	1
0	0	0	0		1900	Normal	Average	6944	1
0	0	0	0		2000	Normal	Average	1200	1
0	0	0	0		2000	Normal	Average	4704	1
0	0	0	0		1983	Normal	Average	2112	1

Improvements

Structure	Size	Grade	Condition	Year
Porch-enclsd	90.00 sq ft	Average	Normal	1975
Porch-open/deck	384.00 sq ft	Average	Normal	1975
Porch-covered	320.00 sq ft	Average	Normal	1975
Porch-enclsd	180.00 sq ft	Average	Normal	1975
Canpy-roof	0 x 0	Average	Normal	1900
Canpy-w/slab	0 x 0	Average	Normal	1993
Barn-pole	0 x 0	Economy	Normal	1985
Barn-pole	0 x 0	Economy	Normal	1985
Barn-pole	0 x 0	Economy	Normal	1970

Special Districts for 2022

Description	Units	Percent	Type	Value
LTO03-North bangor light	0	0%		0
FD002-Bangor fire prot	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
2022	County	\$4,855.14
2021	County	\$4,860.67
2021	School	\$6,732.39

* 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

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COUNTY REPORT



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Property Description Report For: County Route 22, Municipality of Bangor

No Photo Available

Total Acreage/Size: 1.91
Land Assessment: 2022 - \$10,000
Full Market Value: 2022 - \$13,889
Equalization Rate: ----

Deed Book: 2010
Grid East: 517931

Status: Active
Roll Section: Taxable
Swis: 162200
Tax Map ID #: 96-4-4.300
Property Class: 314 - Rural vac<10
Site: RES 1
In Ag. District: No
Site Property Class: 314 - Rural vac<10
Zoning Code: -
Neighborhood Code: 22001
School District: Malone
Total Assessment: 2022 - \$10,000
Property Desc: T5 G42 96-4-4.100
 Dwyer Harrigan Neff
 Road
 5900
Grid North: 2192338

Area

Living Area: 0 sq. ft. **First Story Area:** 0 sq. ft.
Second Story Area: 0 sq. ft. **Half Story Area:** 0 sq. ft.
Additional Story Area: 0 sq. ft. **3/4 Story Area:** 0 sq. ft.
Finished Basement: 0 sq. ft. **Number of Stories:** 0
Finished Rec Room: 0 sq. ft. **Finished Area Over Garage:** 0 sq. ft.

Structure

Building Style: 0 **Bathrooms (Full - Half):** 0 - 0
Bedrooms: 0 **Kitchens:** 0
Fireplaces: 0 **Basement Type:** 0
Porch Type: 0 **Porch Area:** 0.00
Basement Garage Cap: 0 **Attached Garage Cap:** 0.00 sq. ft.
Overall Condition: 0 **Overall Grade:**

Owners

Sample Holding Company
 LLC
 2740 SR 11
 Mooers NY 12958

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Add. Parcels	Deed Book and Page
11/4/2010	\$481,530	311 - Res vac land	Land & Building	Dwyers Enterprises 2 LLC	Yes	No	Yes	2010/5900
6/6/2008	\$1	311 - Res vac land	Land & Building	Dwyer, Thomas	No	No	Yes	977/85

Utilities

Sewer Type: None **Water Supply:** None
Utilities: Electric **Heat Type:** 0
Fuel Type: 0 **Central Air:** No

Improvements

Structure	Size	Grade	Condition	Year
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Special Districts for 2022

Description	Units	Percent	Type	Value
FD002-Bangor fire prot	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
2022	County	\$138.80
2021	County	\$139.08
2021	School	\$202.72

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

What do you want in the report?

- Area
- Owners
- Utilities
- Land Types
- Exemptions
- Structure
- Sales
- Improvements
- Special Districts

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Property Description Report For: 1248 County Route 22, Municipality of Bangor

No Photo Available

Total Acreage/Size: 2.38
Land Assessment: 2022 - \$26,800
Full Market Value: 2022 - \$109,861
Equalization Rate: ----
Deed Book: 2012
Grid East: 517785

Status: Active
Roll Section: Taxable
Swis: 162200
Tax Map ID #: 96-4-2
Property Class: 444 - Lumber yd/ml
Site: COM 1
In Ag. District: No
Site Property Class: 444 - Lumber yd/ml
Zoning Code: -
Neighborhood Code: 22001
School District: Malone
Total Assessment: 2022 - \$79,100

Property Desc: Te G 42 Childs Rockhill
Dwyer Depot Stre
3650
Grid North: 2192773

Owners

Sample Holding Company
LLC
2740 SR 11
Moers NY 12958

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
6/1/2012	\$1	443 - Feed sales	Right of Way	Sample Holding Company LLC	No	No	No	2012/3651
11/4/2010	\$481,530	443 - Feed sales	Land & Building	Dwyers Enterprises 2 LLC	Yes	No	Yes	2010/5900
6/6/2008	\$1	443 - Feed sales	Land & Building	Dwyer, Thomas C	No	No	Yes	977/85

Utilities

Sewer Type: Private
Utilities: Electric
Water Supply: Private

Inventory

Overall Eff Year Built: 0
Overall Grade: Average
Overall Condition: Normal
Overall Desirability: 3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0		1942	Normal	Average	3144	1
0	0	0	0		1942	Normal	Average	888	1
0	0	0	0		1983	Normal	Average	4680	1

Improvements

Structure	Size	Grade	Condition	Year
Canpy-com wd	606.00 sq ft	Average	Normal	1942
Canpy-com wd	168.00 sq ft	Average	Normal	1970
Canpy-w/slab	2,340.00 sq ft	Average	Normal	1983

Special Districts for 2022

Description	Units	Percent	Type	Value
FD002-Bangor fire prot	0	0%		0
LTO03-North bangor light	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
2022	County	\$1,156.40
2021	County	\$1,157.73
2021	School	\$1,603.53

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