



**FOR SALE:
VACANT COMMERCIAL LOT**

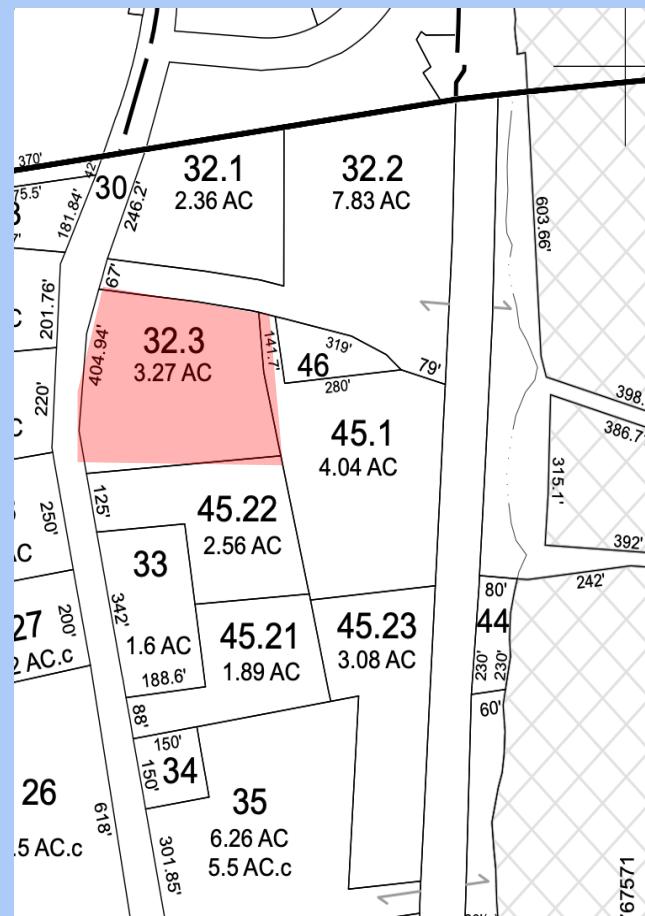
ROUTE 9 PLATTSBURGH, NY 12901

PRICE REDUCED: \$294,000

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

- 85' High traffic location across from Clare N Carl's
- Located in the Town Of Plattsburgh. Just outside City Limit
- 3.27 +/- Acres
- More than 400 +/- feet of frontage on Route 9
- Municipal water and sewer
- Fantastic development potential!
- Permitted Uses: Commercial development, professional offices, hotel, restaurant, warehouse & distribution, etc.



COUNTY REPORT



ASDG
Image Mate Online

Navigation Tax Maps | DTF Links Assessment Info

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← Go back to property info



Property Description Report For: Rt 9, Municipality of Town of Plattsburgh

No Photo Available

Status: Active
Roll Section: Taxable
Swis: 094200
Tax Map ID #: 233-1-32.3
Property Class: 330 - Vacant comm
Site: COM 1
In Ag. District: No
Site Property Class: 330 - Vacant comm
Zoning Code: SC
Neighborhood Code: 42503
School District: Peru
Total Acreage/Size: 3.27
Land Assessment: 2025 - \$275,000
Full Market Value: 2025 - \$290,800
Equalization Rate: 2025 - 100.00%
Deed Book: 20021
Grid East: 766970

Tax Map ID #: 233-1-32.3
Property Class: 330 - Vacant comm
Site: COM 1
In Ag. District: No
Site Property Class: 330 - Vacant comm
Zoning Code: SC
Neighborhood Code: 42503
School District: Peru
Total Assessment: 2025 - \$275,000

Property Desc: Lot 3
Deed Page: 49799
Grid North: 2129048

What do you want in the report?

<input checked="" type="checkbox"/> Owners	<input checked="" type="checkbox"/> Sales
<input checked="" type="checkbox"/> Utilities	<input checked="" type="checkbox"/> Inventory
<input checked="" type="checkbox"/> Buildings	<input type="checkbox"/> Site Uses
<input checked="" type="checkbox"/> Improvements	<input type="checkbox"/> Land Types
<input checked="" type="checkbox"/> Special Districts	<input checked="" type="checkbox"/> Exemptions

Print Report

Owners

Plattsburgh Terminals Inc
110 Elm St
Lake Placid NY 12946

Sales

No Sales Information Available

Utilities

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

Inventory

Overall Eff Year Built:	Overall Condition: Normal
Overall Grade: Average	Overall Desirability: 4

Buildings

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

Improvements

Structure	Size	Grade	Condition	Year
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Special Districts for 2025

Description	Units	Percent	Move Tax	Taxable
AB009-Platt Consol	0	0%	0	275000
AA001-Dls				
FD023-So Platt Fire Dist	0	0%	0	275000
LTO37-Platt Consol Lt Gen	0	0%	0	275000
LTO38-Platt Consol Lt Spec	0	0%	0	275000
LTO39-Platt Consol Lt Cap	0	0%	0	275000
SW025-PCSD General	0	0%	0	275000
SW026-PCSD Gen Capital	0	0%	0	275000
SW028-PSConDistrictGenCap	0	0%	0	275000
WD014-PCWD Gen Capital	0	0%	0	275000
WD046-PCWD General	0	0%	0	275000
WD054-PWConDistrictGenCap	0	0%	0	275000

Exemptions

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

Year	Description	Amount
2026	County	\$2,208.56
2025	County	\$2,193.41
2025	School	\$4,279.64

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

CDC
Real Estate

ZONING

USE NAME	TOWN DISTRICTS													TOWN CENTER DISTRICTS (Refer to Town Center Zoning)						
	R-1	R-2	R-3	R-4	R-5 (MH)	MDR	NC	I	LC / OS	A1	A2	C	SC	IP	T6	T5	T4	T3C	T3R	SD
Assisted Living Facility	○				○											*	*	○		
Condominium	○					*	*									*	*	*	*	
Dwelling Above Commercial Use ¹							*													
Dwelling, Multi-Family	○				*	*	*	*									*	*	*	
Dwelling, Single Family	●	●	●	●	●	●	●	●	○											
Dwelling, Two Family	●	●	●	●	●	●	●	●												
Home Occupation (See Article V)																				
Townhouse	○					*	*	*									*	*	*	
Accessory Use	●	●	●	●	●	●	●	●	●	●	●	●	●	●		●	●	●	●	●
Adult Day Care Center	○																			
Adult Use																				
Agricultural Structure	*	*	*	*	*	*	*	*	*											
Agricultural Use	●	●	●	●	●	●	●	●	●											
Airport																				
Airport Allied Uses																				
Animal Hospital																				
Automobile Body Work																				
Automobile Fuel Station																				
Automobile Rental Facility																				
Automobile Repair and Service																				
Automobile Sales																				
Automobile Detailing/Carwash																				
Bed & Breakfast	○																			
Brewery / Winery / Distillery																				
Bulk Storage																				
Business/Professional Office																				
Bus Terminal																				
Cemetery	*	*	*	*	*	*	*	*	*											
Child Day Care Center	○																			
Child Day Care Center, In-Home	●	●	●	●	●	●	●	●	●											
Clinic																				
Community Center	●	●	●	●	●	●	●	●	●											
Concrete/Asphalt Manufacturing and Mixing Plant																				
Conference Center																				
Contractors Storage Yard																				
Crematory																				
Drive-Through Restaurant																				
Drive-Through Use																				
Educational Institution	○	○																		
Equipment Sales																				
Farm Animal Transfer Station	○																			

● = Permitted ○ = Subject to Site Plan Review □ = Subject to Special Permit Review 1 = Permitted only on second story or above 2 = Permitted in association with public/private educational facilities 3 = Less than 10,000 g.s.f.

UPDATED 2023

USE NAME	TOWN DISTRICTS													TOWN CENTER DISTRICTS (Refer to Town Center Zoning)						
	R-1	R-2	R-3	R-4	R-5 (MH)	MDR	NC	I	L/LC/OS	A1	A2	C	SC	IP	T6	T5	T4	T3C	T3R	SD
Farm Worker Housing	*	*	*	*	*															
Farm Stand (See Article V)																				
Ferry																				
Financial Institution							*	*												
Fuel Storage Facility																				
Funeral Home	○																			
Game Preserve	○																			
Golf Course	*	○	○	○	○															
Greenhouse, Commercial Primary	○																			
Greenhouse, Commercial Accessory	○																			
Health and Fitness Center																				
Hospital						*	*													
Hotel																				
Industrial Plant																				
Industrial / Machine Shop																				
Kennel																				
Laundromat																				
Manufactured Home					*															
Manufactured Home Park					○															
Manufactured Home Sales																				
Manufacturing																				
Marina																				
Mining	○																			
Movie Theater, Indoor																				
Movie Theater, Drive In																				
Museum	○																			
Neighborhood Convenience Store (No Fuel)							*													
Night Club																				
Parking Garage																				
Performing Arts Center																				
Pet Grooming (See Article V)																				
Place of Worship	○	○	○	○	○	○	○	○	○	●	●	●	●	●	●	●	●	●	●	●
Public Building / Use	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
*Public Utility	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Ball Facility																				
Recreation Trails	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Recreation Facility, Commercial																				
Recreation Facility, Public	○	*	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Research and Development Facility																				
Restaurant																				
Retail Sales																				
Rating Academy																				
School - Public, Parochial or Private	○	*	○	○	○	○	○	○	○	*	*	*	*	*	*	*	*	*	*	
Self Service Storage Facility	○	*	○	○	○	○	○	○	○	*	*	*	*	*	*	*	*	*	*	

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ZONING CONTINUED

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Solar, Building-Integrated Solar Energy System (Tier 1)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Solar, Roof-Mounted Solar Energy System (Tier 1)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Solar, Ground-Mounted Solar Energy System (Tier 2)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Solar, Large Scale Roof Mounted Solar Energy System	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Storage Yard	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Taxi Service/Ridesharing Service	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Technology Manufacturing	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Warehouse/Distribution Facility	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Wholesale Business	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Wind Energy Facility, Small	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Wind Energy Facility, Small Roof-Mounted	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

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PRESENTED BY:



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