

An aerial photograph showing a large, vacant commercial lot in the center. The lot is surrounded by trees and some existing buildings. A road runs along the left side of the lot. In the background, there is a body of water with a small pier or breakwater.

## FOR SALE: VACANT COMMERCIAL LOT

ROUTE 9 PLATTSBURGH, NY 12901

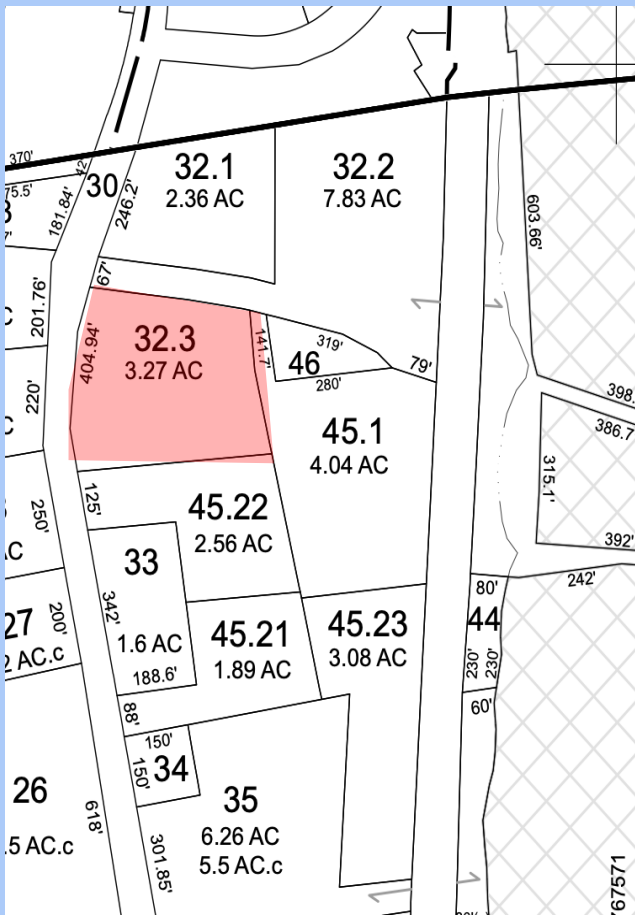
**PRICE REDUCED: \$294,000**

### PRESENTED BY:

CDC REAL ESTATE INC.  
30 BRIDGE ROAD SUITE 111 ROUSES POINT, NY 12979  
800-545-8125 [WWW.CDCREALESTATE.COM](http://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



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

What do you want in the report?

- ☒ Owners
- ☒ Utilities
- ☒ Buildings
- ☒ Improvements
- ☒ Special Districts
- ☒ Sales
- ☒ Inventory
- ☐ Site Uses
- ☐ Land Types
- ☒ Exemptions

[Print Report](#)

No Photo Available

**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

**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 Assessment:** 2025 - \$275,000

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

### Owners

Plattsburgh Terminals Inc  
110 Elm St  
Lake Placid NY 12946

### Sales

No Sales Information Available

### Utilities

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

### Inventory

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

### Buildings

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

Structure	Size	Grade	Condition	Year
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### Special Districts for 2025

Description	Units	Percent	Move Tax	Taxable
AB008-Platt Consol Amb Dis	0	0%	0	275000
FD023-So Platt Fire Dist	0	0%	0	275000
LT037-Platt Consol Lt Gen	0	0%	0	275000
LT038-Platt Consol Lt Spec	0	0%	0	275000
LT039-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.



# 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 <sup>1</sup>		○			●	●	●					●	●				●	●	●	●
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												○	○	○	○	○	○			○
Construction 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 ○ = Permitted only on second story or above ○ = Permitted in association with public/private educational facilities ○ = 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								●		●	●		○	○	○	○	○			○
Marine													○	○						
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	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Rail Facility	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Recreation Trails	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Recreation Facility, Commercial	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Recreation Facility, Public	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Research and Development Facility										○	○	○	○	○	○	○	○			○
Restaurant							○	○		○	○	○	○	○	○	○	○	○		○
Retail Sales								○		○	○	○	○	○	○	○	○	○		○
Riding 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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