



FOR SALE INDUSTRIAL WAREHOUSE

49 INDUSTRIAL PARK ROAD KEESEVILLE, NY 12944

ASKING: \$599,000

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 INDUSTRIAL WAREHOUSE

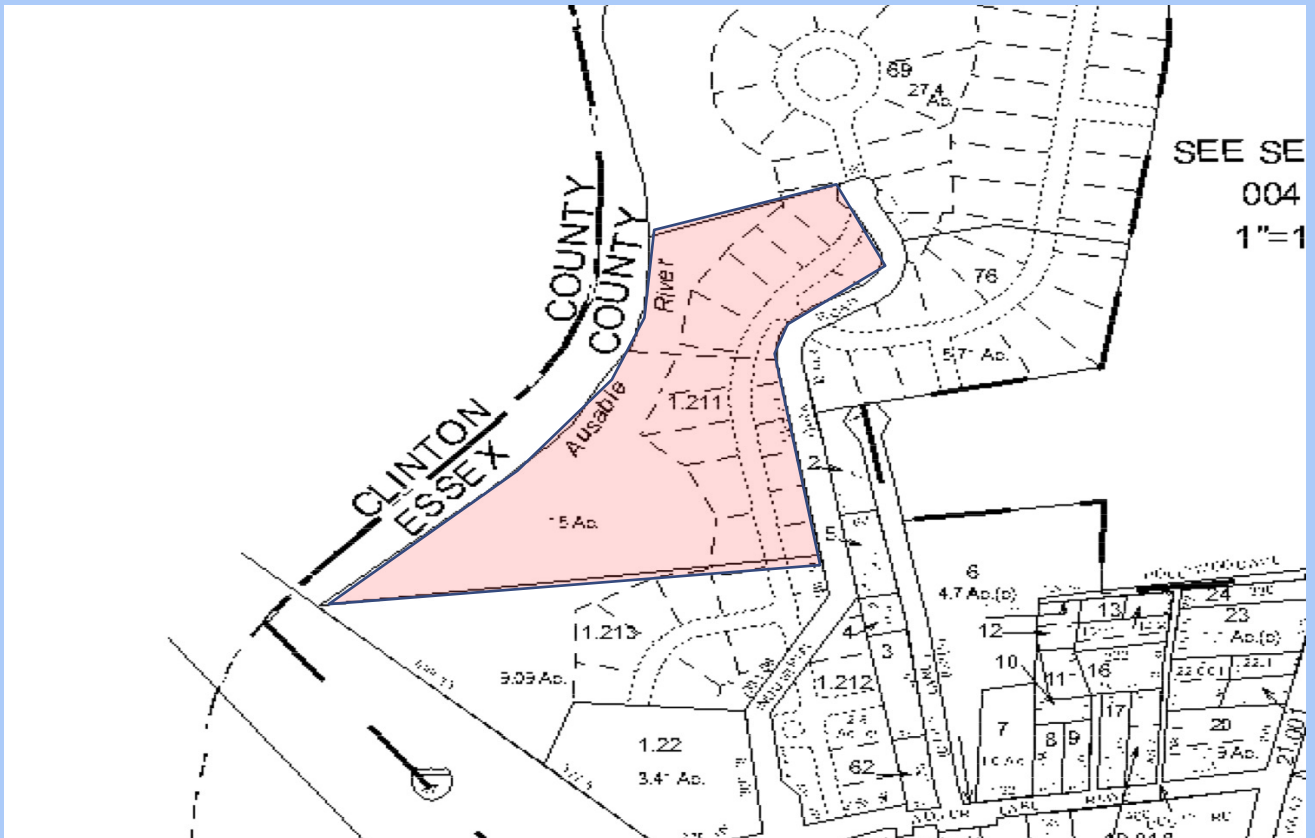
- 21,158 +/- SF
- 15 +/- AC
- Built in 2001
- Metal frame building with flat roof
- Slab foundation
- Propane/hot water and Radiant in Floor heating
- Finished Office area with two restrooms
- Warehouse section includes 2 loading dock doors (10'X10') and one large drive in door (18'X10)
- Includes recent 27'X80' addition. With two additional dock doors and two overhead doors (8'X10")
- Municipal water and septic
- Electrical entrance is 480V, 3 phase, 1,200 AMP
- Assessed Value: \$501,400



ADDITIONAL PHOTOS



AERIAL MAPS



COUNTY REPORT

Essex County



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Property Description Report For: 49 Industrial Park Rd, Municipality of Chesterfield



Total Acreage/Size: 15.00
Land Assessment: 2024 - \$225,900
Full Market Value: 2024 - \$596,900
Equalization Rate: ----

Deed Book: 2038
Grid East: 755579

Status: Active
Roll Section: Taxable
Swis: 152000
Tax Map ID #: 4,3-1-1.211
Property #: 5779902406
Property Class: 710 - Manufacture
Site: COM 1
In Ag. District: No
Site Property Class: 710 - Manufacture
Zoning Code: 01
Neighborhood Code: 00401
School District: Ausable Valley
Total Assessment: 2024 - \$501,400
Property Desc: Lot 17 Platts Location Db 967/203 Rd Dedication
Deed Page: 279
Grid North: 2063642

What do you want in the report?

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

[Print Report](#)

Owners

D USA Inc
 49 Industrial Park Rd
 Keeseville NY 12944

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Add. Parcels	Deed Book and Page
6/9/2021	\$425,000	710 - Manufacture	Land & Building	Mountain Lake Services Inc	Yes	Yes	No	2038/279
10/27/2015	\$795,992	710 - Manufacture	Land & Building	Michael W Lemza Inc	No	No	No	1817/169
10/27/2015	\$1	710 - Manufacture	Land & Building	Essex County IDA	No	No	No	1817/160

Utilities

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

Inventory

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

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Num Stories	Num Bldgs
0	0	0	0	2001		Normal	Average	20400	1	1

Improvements

Structure	Size	Grade	Condition	Year
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Special Districts for 2024

Description	Units	Percent	Type	Value
FD200-Fire District	0	0%		0
WD201-Chesterfield water	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
2024	County	\$12,450.00
2023	County	\$31,020.79
2023	School	\$7,068.66

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

PRESENTED BY:



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