



Bathrooms Total: 2
Lot Size Square Feet: 4,356
Building Available SQFT: 2,510
Business Name: N/A
Enhanced Accessible Y/N: Yes
Lot Size Acres: 0.1
Building Area Total: 2,510

Number Of Buildings: 1
Parking Y/N: Yes
Property Sub Type: Mixed Use
Stories: 2
Waterfront Y/N: No
Year Built: 1930
Year Established: 2,008
Zoning: Mixed

Public Remarks: Perfectly positioned next to the La Chute River this commercial property offers a great opportunity for its new owner to build the next successful business. Formally a bustling florist shop and apartment housing prior to that, this building can be easily renovated to meet many different business or income property desires. Open your business and live above to combine your living and work needs. The possibilities are endless. Large deck for seating or displaying and enjoy the river. Located at busy intersection where you cannot be missed. Access from outside to the second story, so you do not have to enter through the main door or through a business unless you wish to. Exterior access to the basement for deliveries, as well as a side entrance. Imagine it and create it here.

Agent to Agent Remarks: Call listing or co-listing agent. 24-hour notice, Seller is still using space. There is a first right of refusal.

General Property Information	SqFt/Construction Information	Business/Tax Information																																							
Association Y/N: No Accessibility Features: Accessible Approach with Ramp Basement: Exterior Entry; Full; Interior Entry Door Features: Storm Door(s) Flooring: Wood Interior Features: Built-in Features; High Speed Internet Lot Features: Landscaped; Level; Road Frontage Other Equipment: Fuel Tank(s) Parking Features: Parking Total: 10; Gravel; Off Street; On Street; Private; Public Patio And Porch Features: Deck Elementary School: Ticonderoga High School: Ticonderoga School District: Ticonderoga Security Features: Carbon Monoxide Detector(s); Smoke Detector(s) View: River Waterfront Features: Waterfront Business Type: Mixed	<table><tr><th>Total SqFt</th><th>Avail SqFt</th><th>Ceilings</th></tr><tr><td>Building: 2,510</td><td>2,510</td><td></td></tr><tr><td>Office:</td><td></td><td></td></tr><tr><td>Warehouse:</td><td></td><td></td></tr><tr><td>Retail:</td><td></td><td></td></tr><tr><td colspan="3">Construction Materials: Wood Siding</td></tr><tr><td colspan="3">Architectural Style: Traditional</td></tr><tr><td colspan="3">Heating: Forced Air; Kerosene</td></tr><tr><td colspan="3">Cooling: Other</td></tr><tr><td colspan="3">New Construction Y/N: No</td></tr><tr><td colspan="3">Roof: Slate</td></tr><tr><td colspan="3">Sewer: Public Sewer</td></tr><tr><td colspan="3">Water Source: Public</td></tr></table>	Total SqFt	Avail SqFt	Ceilings	Building: 2,510	2,510		Office:			Warehouse:			Retail:			Construction Materials: Wood Siding			Architectural Style: Traditional			Heating: Forced Air; Kerosene			Cooling: Other			New Construction Y/N: No			Roof: Slate			Sewer: Public Sewer			Water Source: Public			Parcel Number: 150.43-2-2.003 County: Essex City/Municipality: Ticonderoga Geo Lat: 43.848453 Geo Lon: -73.427693 Current Use: Business Possible Use: Apartment Plus; Business; Mixed; Office/Retail; Restaurant; Retail; Other; Medical/Dental; Multi-Family Owner Name: Burke Special Listing Conditions: Standard Tax Annual Amount: \$3,438.15 Tax Block: 2 Tax Lot: 2.003 Tax Section: 150.43 Total Taxes Description: Actual General Taxes: \$1,934.83 General Taxes Description: Actual School Taxes Description: Actual Sale Includes: Building & Land
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Listing Office Info	Listing/Contract Information	Sale Information																																							
Listing Member: Brenda Wells (war.wellbr) License #: 30WE1027929 Phone: 518-260-4807 Email: bwells6@nycap.rr.com Listing Office: Glebus Realty Inc. (og461) Office Phone: +1 518-532-7191 Fax: Co-listing Member: Sheranda Nadeau (50465) sherandanadeau2016@gmail.com 518-241-2454 Co-listing Office: Glebus Realty Inc. (og461)	Days On Market: 0 Depository: Glens Falls National List Price/Acres: 2,590,000 List Price/SqFt: 103.19 Listing Agreement: Exclusive Right To Sell Listing Contract Date: 09/28/2023 Expire Date: 09/28/2024 Listing Terms: Lease Purchase Original List Price: \$259,000 Broker Agent Compensation: 2.5% Buyer Agency Compensation: 2.5% Sub Agency Compensation: 2.5% Dual Variable Compensation Y/N: No	Status Change Date: 09/28/2023 Possession: Negotiable																																							
Showing Information																																									
Owner Name: Burke Showing Requirements: 24 Hour Notice; Agent to Accompany; Call Listing Agent; Occupied; Sign on Property																																									

Directions: Intersection of Montcalm, Wiley, and Schuyler street. Corner of Montcalm and Wiley.

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