

FOR SALE

1436-1438 MILITARY TURNPIKE

PLATTSBURGH, NY 12901

PRESENTED BY:

NEIL FESETTE, CCIM, CPM
REAL ESTATE BROKER & OWNER

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AND

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176 US Oval, Plattsburgh, NY 12903

\$525,000

EXECUTIVE SUMMARY

Fesette Realty is proud to present 1436-1438 Military Turnpike. This highly visible 1.0± acre commercial use property features a former auto body shop paired with a single-family residence, providing a compelling opportunity for an owner-operator or an investor seeking supplemental rental income.

The commercial component consists of approximately 4,800 square feet of shop space equipped with seven overhead doors, making it well-suited for automotive or service-oriented uses. The facility has been thoughtfully improved and includes a newly remodeled front office, floor drains, oil/water separator, Modine heaters, and epoxy-coated flooring, among other functional upgrades designed to support efficient operations.

The property benefits from 232 feet of road frontage with excellent visibility and convenient access, located approximately one mile from Route 3, Plattsburgh's primary retail and commercial corridor. The site is zoned T3C, allowing for a wide range of commercial and mixed-use possibilities; a full list of permitted uses is available upon request.

Complementing the commercial space is a three-bedroom single-family residence, offering additional income potential or on-site living for an owner-operator. The home features recent upgrades including new siding, new windows, and a remodeled bathroom, and is currently leased on an annual term, providing immediate cash flow.

PROPERTY DETAILS

1 ACRE PARCEL

Parcel Size: 1 Acre **Road Frontage:** 232'
Parcel ID #: 220.2-1-1 **Parking:** Ample
Zoning: T3C - Town Center Neighborhood District
School District: Beekmantown
Year Built: 1958 **SF:** Appx. 4,800
Construction: Masonry
Roof: Metal - Appx. 2 yrs

ADDITIONAL FEATURES:

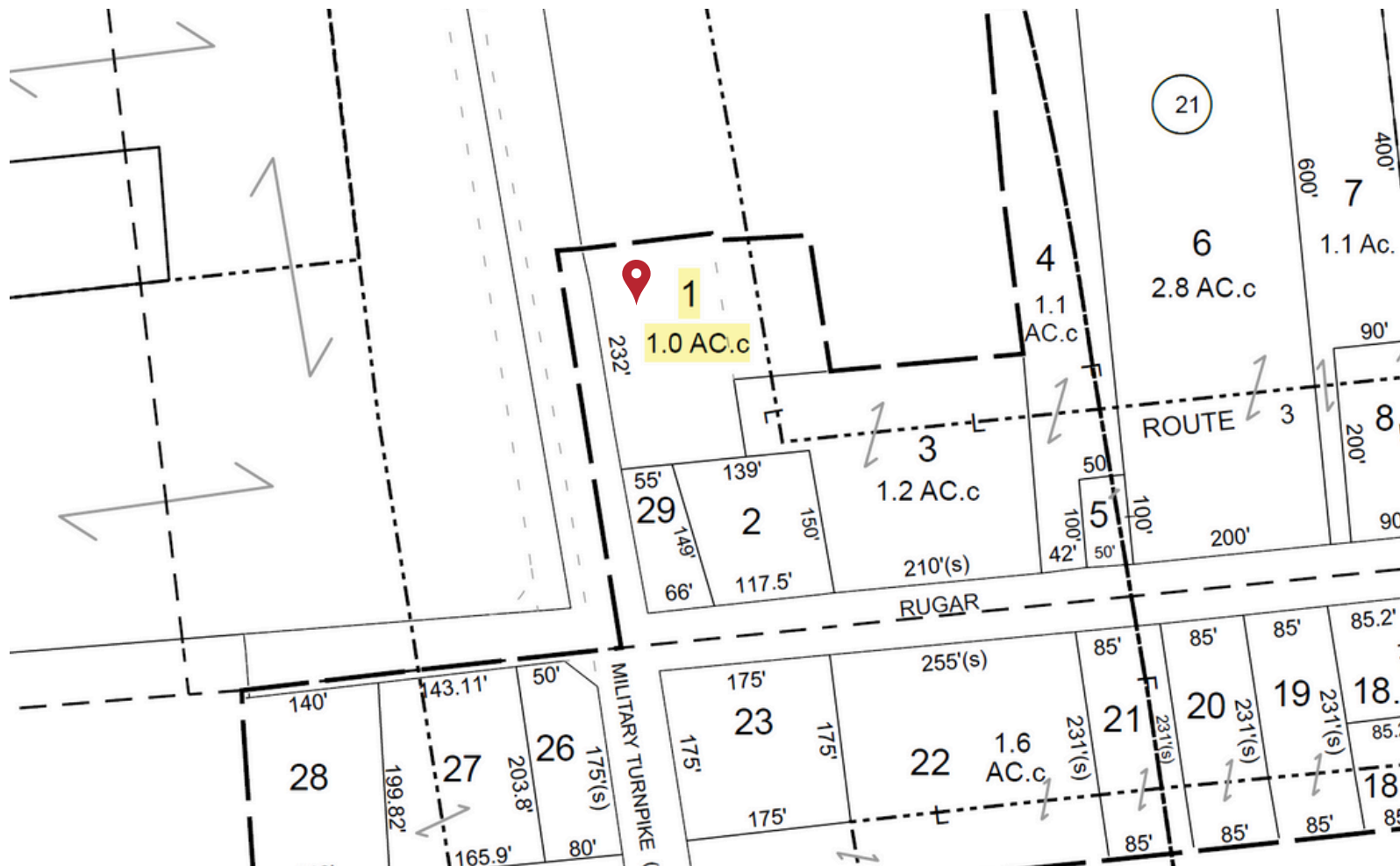
7 OH doors | Restrooms: 1
Remodeled office | Epoxy floor
Oil/Water Separator | Floor drain |
LED lighting | Modine Heaters (3)
*20 X 40 SHED NOT INCLUDED



UTILITIES & TAXES:

Electric: NYSEG **Water:** Municipal
Heating: Natural Gas / Electric
TOTAL TAXES: \$5,211

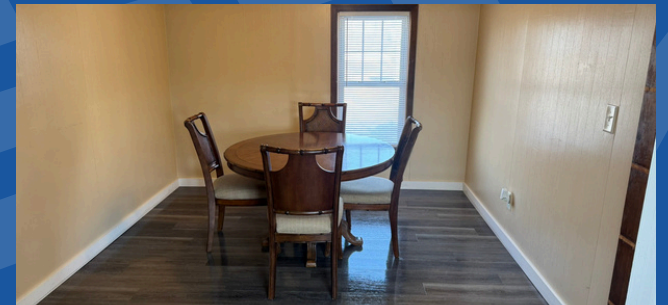
TAX-MAP



PHOTOS



PHOTOS



CLINTON COUNTY, NY



GEOGRAPHIC

Land Area (square miles): **1,307.85**

Persons/Square Mile: **75.3**

HOUSEHOLDS

Housing: **34,639**

Owner-occupied housing
unit rate: **68.9%**

DEMOGRAPHICS

Population, 2020 Census: **79,843**

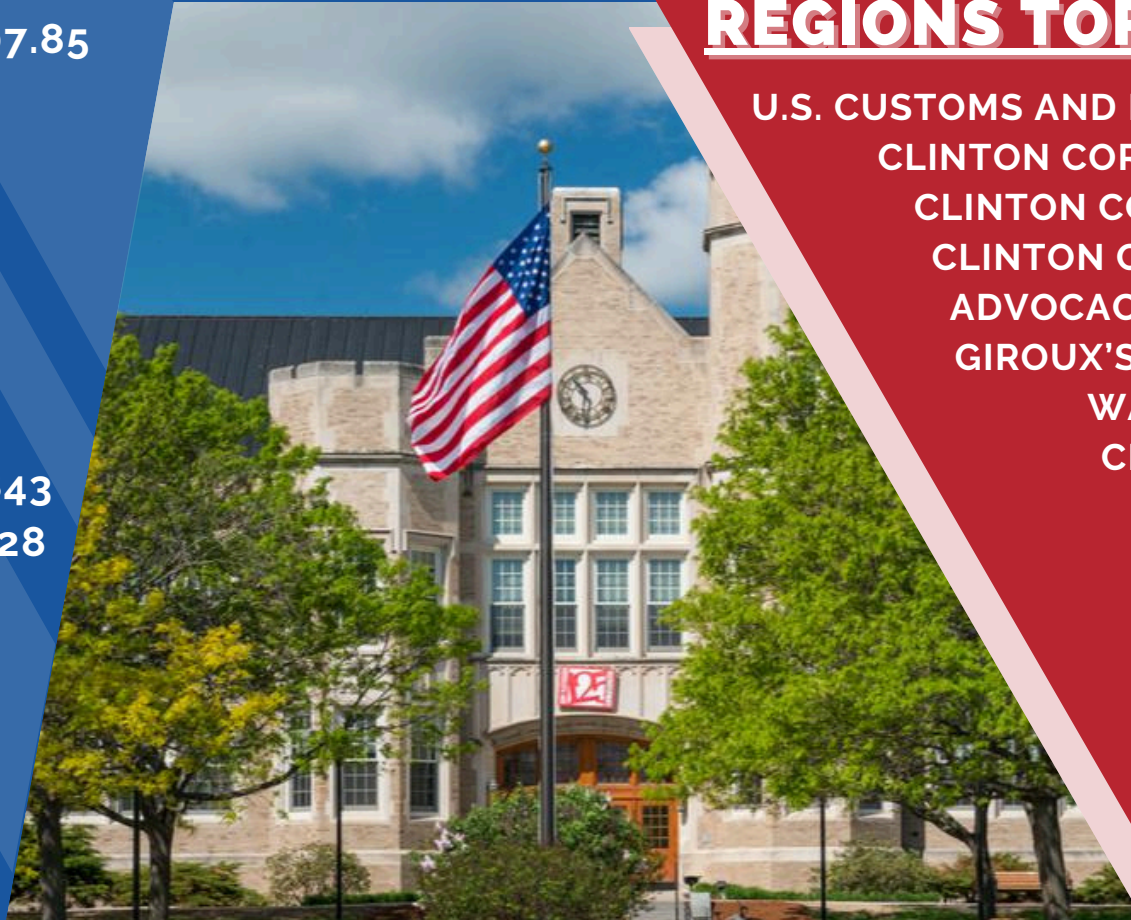
Population, 2010 Census: **82,128**

Population, percent change,
2010-2020: **-2.8%**

TAX RATES

New York State Sales Tax: **4%**

Clinton County Sales Tax: **4%**



REGIONS TOP EMPLOYERS

U.S. CUSTOMS AND BORDER PROTECTION
CLINTON CORRECTIONAL FACILITY
CLINTON COUNTY GOVERNMENT
CLINTON COMMUNITY COLLEGE
ADVOCACY RESOURCE CENTER
GIROUX'S POULTRY FARM, INC.
WALMART/SAM'S CLUB
CITY OF PLATTSBURGH
SUNY PLATTSBURGH
SCHLUTER SYSTEMS
GEORGIA-PACIFIC
NORSK TITANIUM
LUCK BROTHERS
BOMBARDIER
CAMOPLAST
UVM—CVPH
FUJITSU
SMARDT

BROKER PROFILE



NEIL FESETTE CCIM,CPM,CBI

PRINCIPAL BROKER/OWNER

Neil entered the real estate profession in 1991 and has since built a distinguished career as a leader in commercial real estate and business brokerage.

His expertise spans commercial brokerage, property management, real estate investments, development, and consultation.

Neil holds the prestigious CCIM (Certified Commercial Investment Member), CPM (Certified Property Manager), and CBI (Certified Business Intermediary) designations, reflecting his extensive knowledge and professional excellence.

BROKER PROFILE



CARA GAUTHIER

LICENSED REAL ESTATE AGENT

Cara Gauthier joined the brokerage in 2020 as a marketing specialist, obtaining her real estate license shortly thereafter. Since then, she has worked closely with Neil on numerous commercial transactions, gaining valuable experience in the industry.

Together, they consistently maintain multi-million-dollar sales volumes year after year.

By combining her marketing expertise with a deep understanding of the commercial and business sectors, she has contributed to successful transactions across a broad range of real estate avenues.