

Blackpool US Customs and
Border Protection...



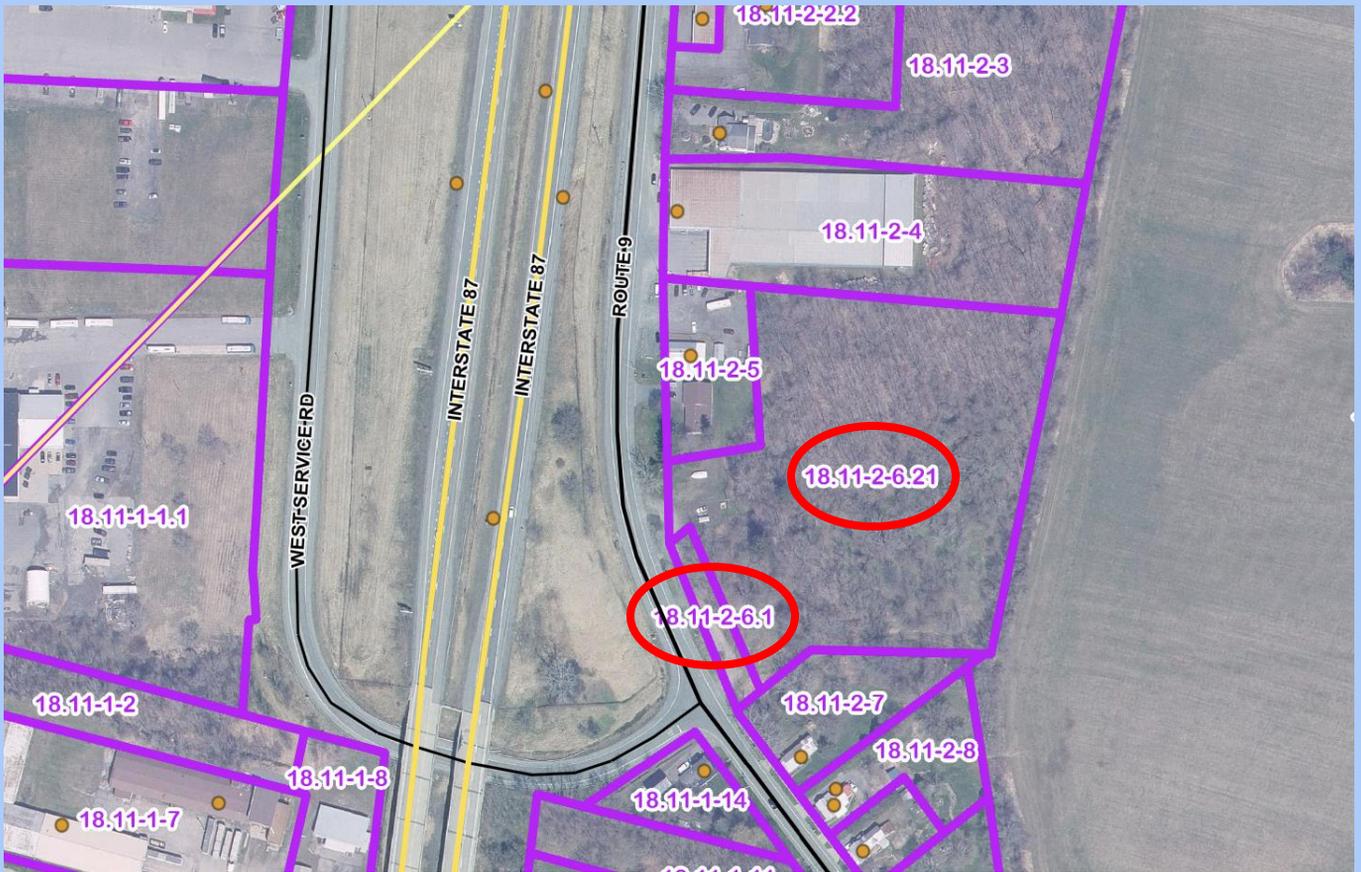
FOR SALE: PRIME INDUSTRIAL LAND

ROUTE 9 CHAMPLAIN, NY 12919

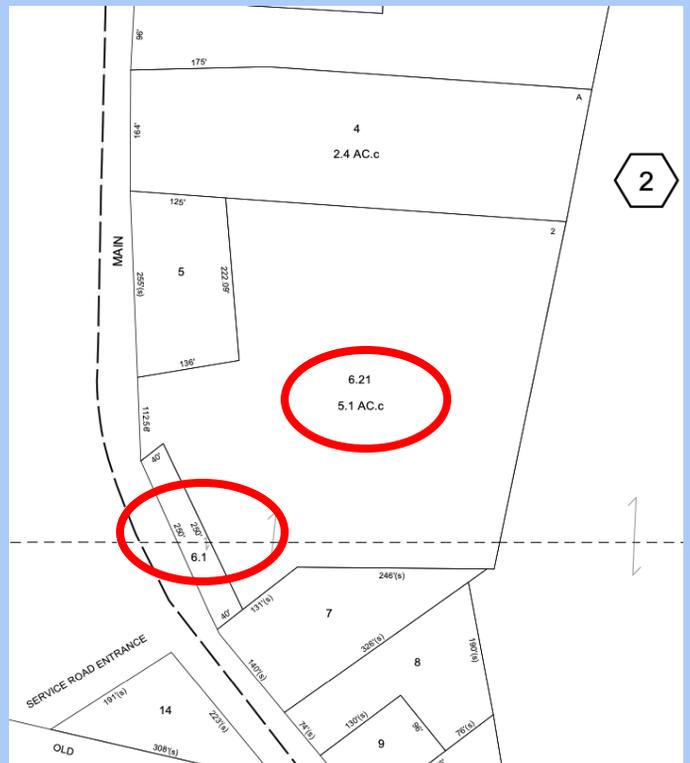
ASKING: \$245,000

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



- 5+ AC (2 parcels)
- Located in the Village of Champlain
- Over 300' of frontage on Route 9/East Service Road
- Great I-87 visibility
- Access to municipal water and sewer
- Natural gas and electric available
- Less than a mile from U.S.-Canadian border
- Close to I-87 on ramp
- Zoned Industrial/Commercial



COUNTY REPORT



Navigation Tax Maps | DTF Links Assessment Info

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Property Description Report For: Rt 9, Municipality of Village of Champlain, in Champlain

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

Status:	Active	Roll Section:	Taxable
Swis:	092801	Tax Map ID #:	18.11-2-6-21
Property Class:	330 - Vacant comm	Site:	COM 1
In Ag. District:	No	Site Property Class:	330 - Vacant comm
Zoning Code:	01	Neighborhood Code:	28502
School District:	Northeastern Clinton	Total Assessment:	2025 - \$76,200
Property Desc:	Lot 34 S&g Patent Survey Bk258.26 Pg74&68		
Deed Book:	848	Deed Page:	65
Grid East:	762664	Grid North:	2246181

Owners

Morland Corporation
251 Champlain St
Swanton VT 05488

Sales

No Sales Information Available

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:	Overall Condition:	0
Overall Grade:	Overall Desirability:	4

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Eff Year Built	Year Built	Condition	Quality	Gross Floor Area (sqft)	Num Stories	Indnt 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
AB006-Champlain EMS	0	0%	0	76200
FD030-Champ Fire District	0	0%	0	76200

Exemptions

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

Year	Description	Amount
2025	County	\$653.48
2025	Village	\$304.80
2024	County	\$698.93
2024	School	\$1,222.35
2024	Village	\$304.80

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

COUNTY REPORT



Navigation [Tax Maps](#) | [DTF Links](#) [Assessment Info](#)

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Property Description Report For: Rt 9, Municipality of Village of Champlain, in Champlain

What do you want in the report?

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- Sales
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- Land Types
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[Print Report](#)

No Photo Available

Status: Active
Roll Section: Taxable
Swis: 092801
Tax Map ID #: 18.11-2-6.1
Property Class: 330 - Vacant comm
Site: COM 1
In Ag. District: No
Site Property Class: 330 - Vacant comm
Zoning Code: 01
Neighborhood Code: 28502
School District: Northeastern Clinton
Total Assessment: 2025 - \$18,000
Property Desc: Lot 35 S&g Pat Survey Bk25&26 Pg74&68
Deed Page: 63
Grid North: 2245981

Total Acreage/Size: 250 x 40
Land Assessment: 2025 - \$18,000
Full Market Value: 2025 - \$18,000
Equalization Rate: 2025 - 100.00%

Deed Book: 848
Grid East: 762443

Owners

Morland Corporation
251 Champlain St
Swanton VT 05488

Sales

No Sales Information Available

Utilities

Sewer Type: Comm/public
Water Supply: Comm/public
Utilities: Gas & elec

Inventory

Overall Eff Year Built:
Overall Grade:
Overall Condition: Normal
Overall Desirability: 1

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Eff Year Built	Year Built	Condition	Quality	Gross Floor Area (sqft)	Num Stories	Num 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
AB006-Champlain EMS	0	0%	0	18000
FD030-Champ Fire District	0	0%	0	18000

Exemptions

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

Year	Description	Amount
2025	County	\$154.37
2025	Village	\$72.00
2024	County	\$165.09
2024	School	\$288.74
2024	Village	\$72.00

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

PRESENTED BY:



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