



Call on CDC Real Estate The North
Country's Number One Commercial Real
Estate Firm

*30 Bridge Rd. Suite 111 Rouses Point, NY 12979
www.cdcrealestate.com 800-545-8125*

FOR SALE: COMMERCIAL DEVELOPMENT OPPORTUNITY

306-308 W Main Street Malone, NY 12953



Former church and rectory for sale. Located in downtown Malone on highly trafficked road. Could be renovated into commercial/retail use. Price recently reduced!



Matthew T. Boire, Broker Matt@cdcrealestate.com
Alexandra L. Barie, Assoc. Broker Alex@cdcrealestate.com
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Former Church Details:

Total of 12,756 SF

One story steel frame with masonry

Slab foundation

Built in 1975

Natural gas available

New asphalt shingle roof in 2011

18' blown in insulation in attic

Large open floor concept

Two handicap accessible bathrooms

Storage rooms

Heated 4 bay garage

Main entry vestibule

Currently winterized

Three Phase 200 AMP

Rectory Details:

Total of 3,712 SF

Two story with full partially finished basement

Total of 6 bathrooms and 8 offices/bedrooms

Two stairways

Municipal water and sewer

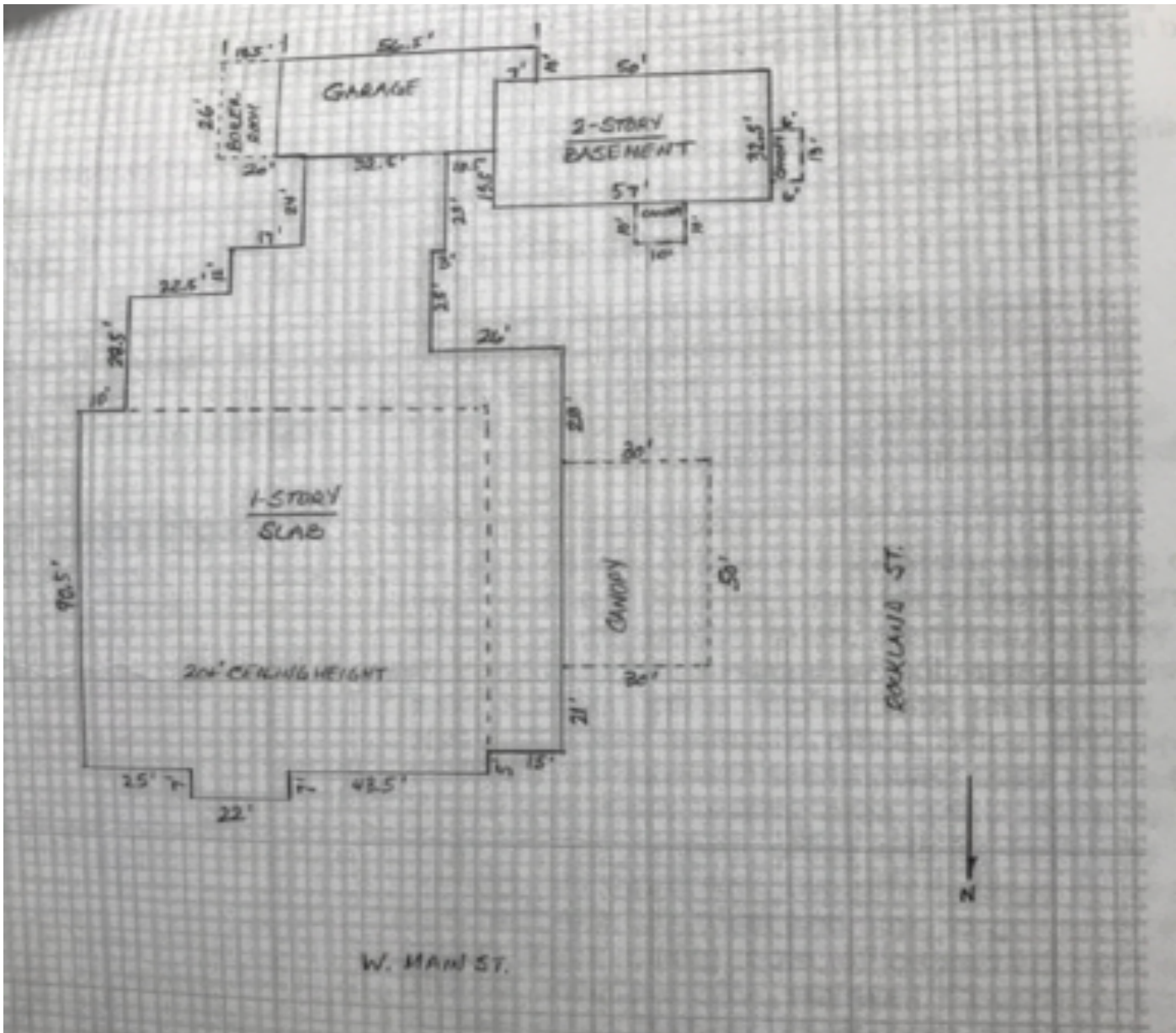
Three phase power

Hot air furnace (2014)

Currently winterized



AADT: 18,116



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