



**FOR SALE:  
RETAIL/COMMERCIAL BUILDING**

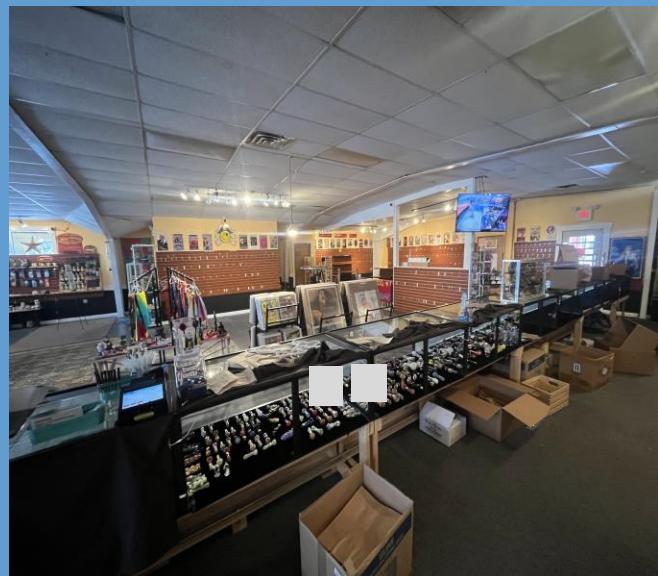
289 CORNELIA STREET LATTSBURGH, NY 12901

**ASKING: \$599,000**

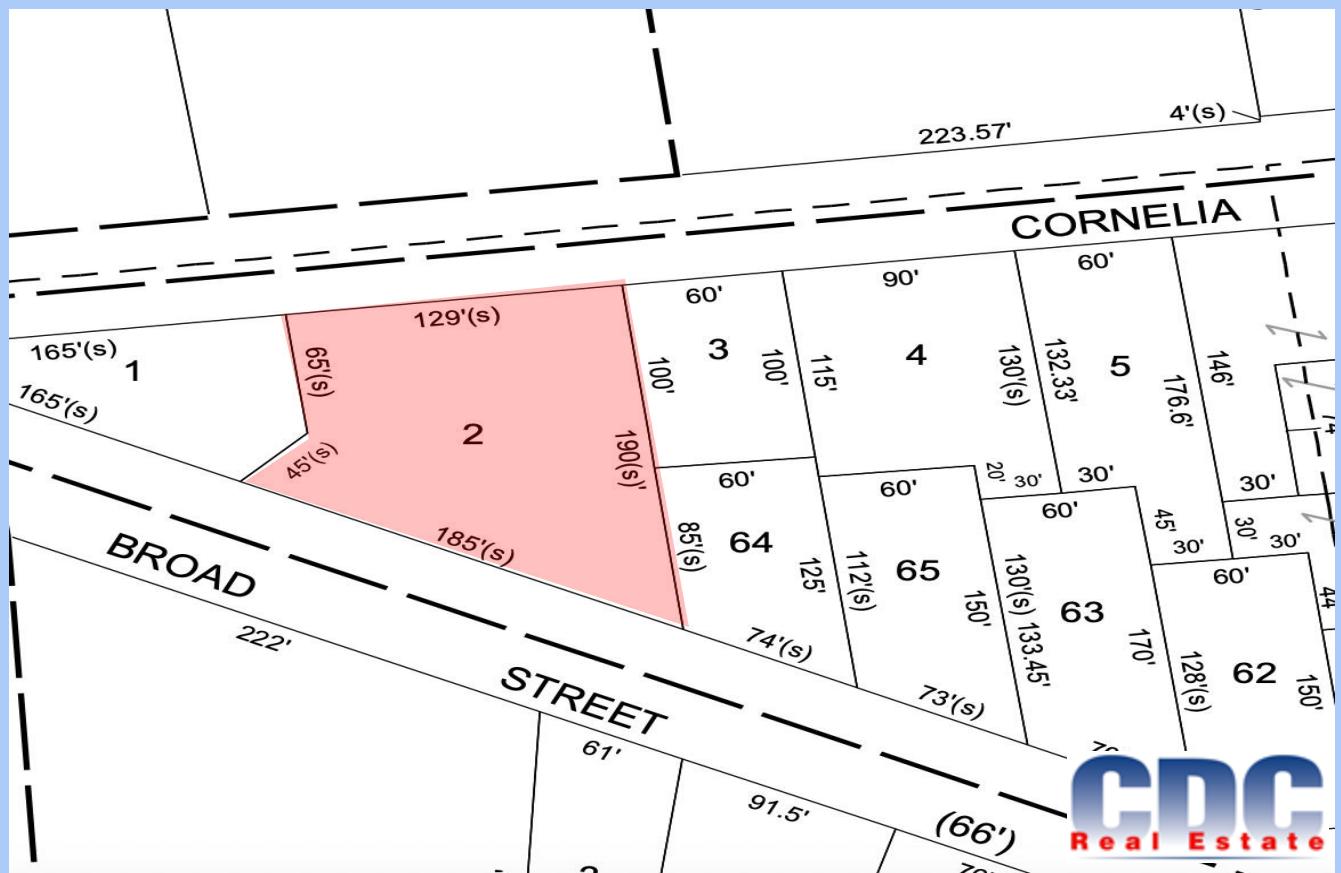
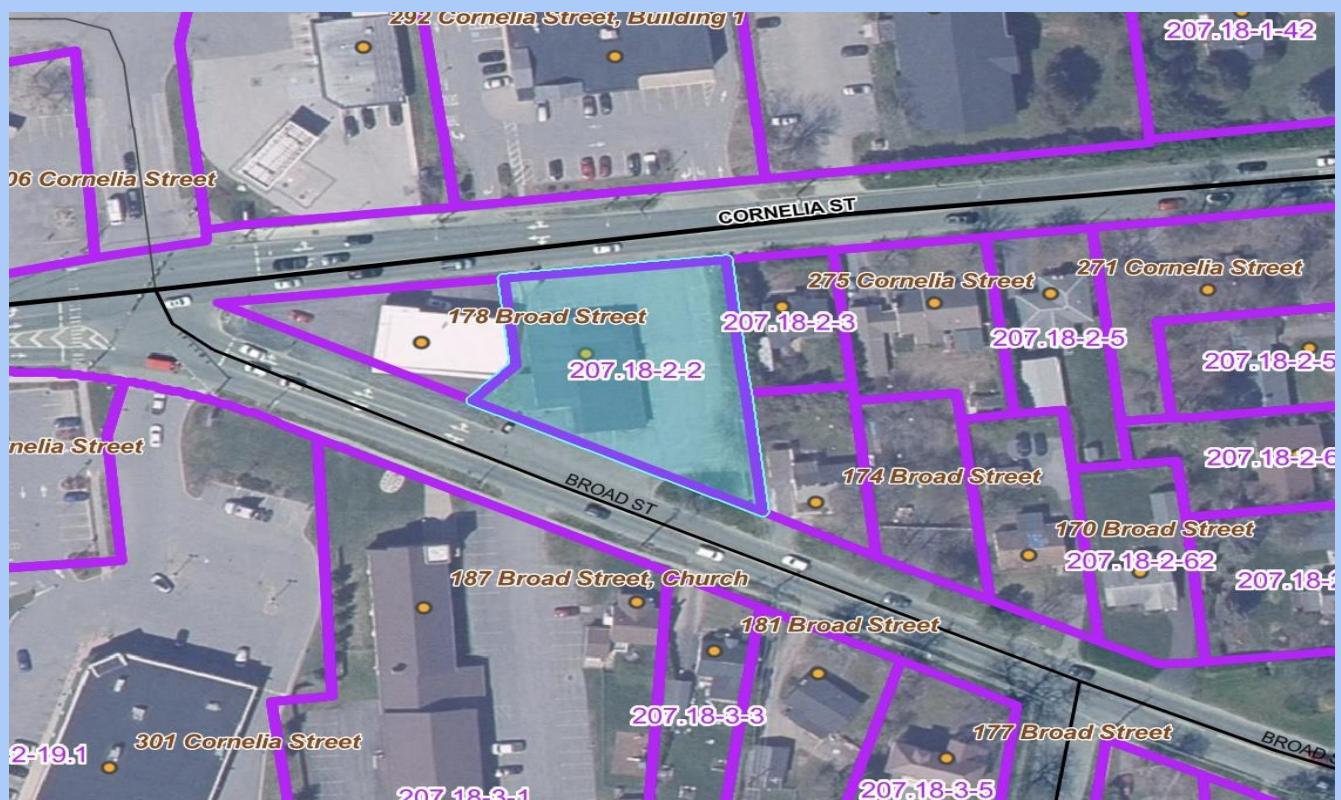
**PRESENTED BY:**  
CDC REAL ESTATE INC.  
30 BRIDGE ROAD SUITE 111 ROUSES POINT, NY 12979  
800-545-8125 [WWW.CDCREALESTATE.COM](http://WWW.CDCREALESTATE.COM)  
LICENSED NYS BROKER

## PROPERTY DETAILS

- 3,500 +/- SF
- 129' X 190' Lot
- Located in the City of Plattsburgh
- Finished retail space- open concept layout
- Cold storage area with overhead door
- High traffic location
- Electric HVAC system
- Steel structure with wood siding
- Ample parking
- Zoned: B2
- Ideal for retail, professional offices, restaurant, etc.



# AERIAL MAPS



# COUNTY REPORT



**SDG**  
Image Mate Online

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## Property Description Report For: 289 Cornelia St, Municipality of City of Plattsburgh

No Photo Available

**Total Acreage/Size:** 129 x 190  
**Land Assessment:** 2025 - \$180,700  
**Full Market Value:** 2025 - \$310,000  
**Equalization Rate:** 2025 - 100.00%  
**Deed Book:** 20193  
**Grid East:** 758666

**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 091300  
**Tax Map ID #:** 207-18-2-2  
**Property Class:** 484 - 1 use sm bld  
**Site:** COM 1  
**In Ag. District:** No  
**Site Property Class:** 484 - 1 use sm bld  
**Zoning Code:** 12 - B-2 Highway  
**Neighborhood Code:** 13502 - Rte 3  
**School District:** Plattsburgh  
**Total Assessment:** 2025 - \$310,000

**Property Desc:** Deli & Lot  
**Deed Page:** 1566  
**Grid North:** 2138326

What do you want in the report?

<input checked="" type="checkbox"/> Owners	<input checked="" type="checkbox"/> Sales
<input checked="" type="checkbox"/> Utilities	<input checked="" type="checkbox"/> Inventory
<input checked="" type="checkbox"/> Buildings	<input type="checkbox"/> Site Uses
<input checked="" type="checkbox"/> Improvements	<input type="checkbox"/> Land Types
<input checked="" type="checkbox"/> Special Districts	<input checked="" type="checkbox"/> Exemptions

[Print Report](#)

### Owners

Good Stuff Inc  
94 Pearl St  
Essex Junction VT 05452

### Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
6/21/2019	\$275,000	484 - 1 use sm bld	Land & Building	Dame, Kathleen M	Yes	Yes	No	20193/1566
6/2/2006	\$1	484 - 1 use sm bld	Land & Building	Dame- LaBarre, Renee E	No	No	Yes	20061/94960
1/26/2005	\$310,000	431 - Auto dealer	Land & Building	LaBombard Realty LLC	Yes	Yes	Yes	20051/79210
12/29/2004	\$1	431 - Auto dealer	Land & Building	LaBombard Realty LLC	No	No	Yes	20051/79208

### Utilities

**Sewer Type:** Comm/public  
**Utilities:** Electric

**Water Supply:** Comm/public

### Inventory

**Overall Eff Year Built:** 0  
**Overall Grade:** Average

**Overall Condition:** Normal

**Overall Desirability:** 4

### Buildings

AC%	Sprinkler%	Alarm%	Elevators	Type	Basement		Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Bldgs
					Year	Built						
100	0	0	0		2002		Normal	Average	Normal	3500	1	1

### Improvements

Structure	Size	Grade	Condition	Year
Canpy-com st	1,040.00 sq ft	Average	Normal	1985
Paving-asphalt	11,000.00 sq ft	Average	Normal	2004
Cold stor rm	70 x 3	Average	Normal	2004
Cold stor rm	612 x 1	Average	Normal	2004
Canpy-com st	20 x 6	Average	Normal	1985
Shed-machine	20 x 6	Average	Normal	2004

### Special Districts for 2025

No information available for the 2025 roll year.

### Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2025	School	\$5,723.62						
2024	County	\$6,088.26						
2024	School	\$6,030.67						

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

**CD**  
Real Estate

# ZONING

## PLATTSBURGH CODE

Zoning District	Permitted Principal Uses	Accessory Uses	Uses Requiring Special Permit
B-1 General Business and B-2 Highway Business	<p>Retail businesses and commercial uses commonly associated with neighborhood, such as:</p> <ul style="list-style-type: none"> <li>Grocery stores, food specialty shops and supermarkets</li> <li>Drug stores</li> <li>Hardware stores</li> <li>Apparel stores</li> <li>General department stores</li> <li>Appliance, home decorating and furniture stores</li> <li>Book and stationery stores</li> <li>Photographic studios and art galleries</li> <li>Other similar uses</li> </ul> <p>Personal and business service establishments, such as:</p> <ul style="list-style-type: none"> <li>Banks</li> <li>Professional and administrative offices</li> <li>Medical and dental clinics</li> <li>Barber and beauty shops</li> <li>Laundry establishments</li> <li>Repair shops for shoes, watches, clocks, appliances, and similar uses</li> <li>Eating and drinking establishments</li> <li>Hotels and motels</li> <li>Churches and other houses of worship</li> <li>Schools, excluding day-care and nursery facilities</li> <li>Public parks and recreational facilities</li> <li>Governmental, semipublic and/or public institutions</li> <li>Private clubs</li> <li>Funeral homes</li> <li>Nurseries and supplies of flowers and/or plants</li> <li>Newspaper publishing facilities</li> </ul>		<p>Automobile service and repair shops</p> <p>Liquor stores</p> <p>Essential public utility facilities</p> <p>Automobile agencies</p> <p>Tractor, trailer, and boat sales establishments</p> <p>Building supply stores</p> <p>Television and radio broadcast facilities</p> <p>Hospitals</p> <p>Shopping centers</p> <p>Warehouses and storage facilities</p> <p>Drive-in businesses</p> <p>Dry-cleaning business</p> <p>Amusements and recreation areas</p> <p>Residential uses in B-1 Districts only</p> <p>Light industrial use<sup>2</sup></p> <p>Adult use or entertainment establishments<sup>3</sup></p> <p>Planned unit developments</p> <p>Child day-care facility</p> <p>Community garden</p>

### NOTES:

- <sup>1</sup> Three-year renewable special permit required.
- <sup>2</sup> Where a light industrial use is proposed to be established on a lot that abuts or adjoins an R-1 Zone, such special use permit may be granted only on the condition that all structures and paving shall be set back 100 feet from the boundary line of the R-1 Zoning District and said 100-foot area shall be maintained in a natural state and may be required to be planted with trees or other vegetation to screen the light industrial use from adjoining R-1 lots.
- <sup>3</sup> This use is subject to other location requirements and is not permitted throughout the zone.

PRESENTED BY:



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