

A photograph of a single-story commercial building with a red exterior and a yellow roof. The building has a covered entrance area supported by yellow pillars. There are several windows and a central door. A parking lot is in front of the building, and a utility pole is visible on the right. The sky is overcast.

## 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

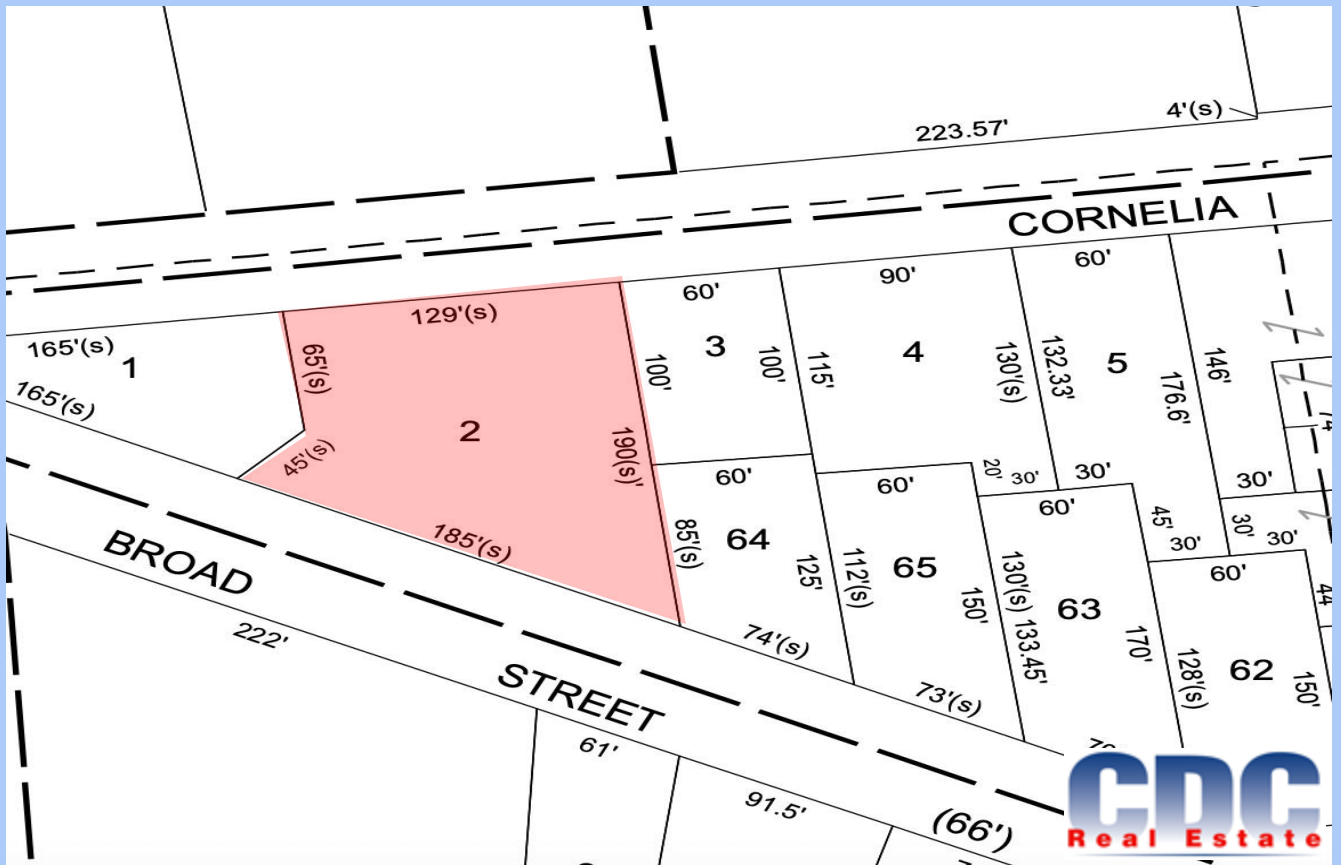
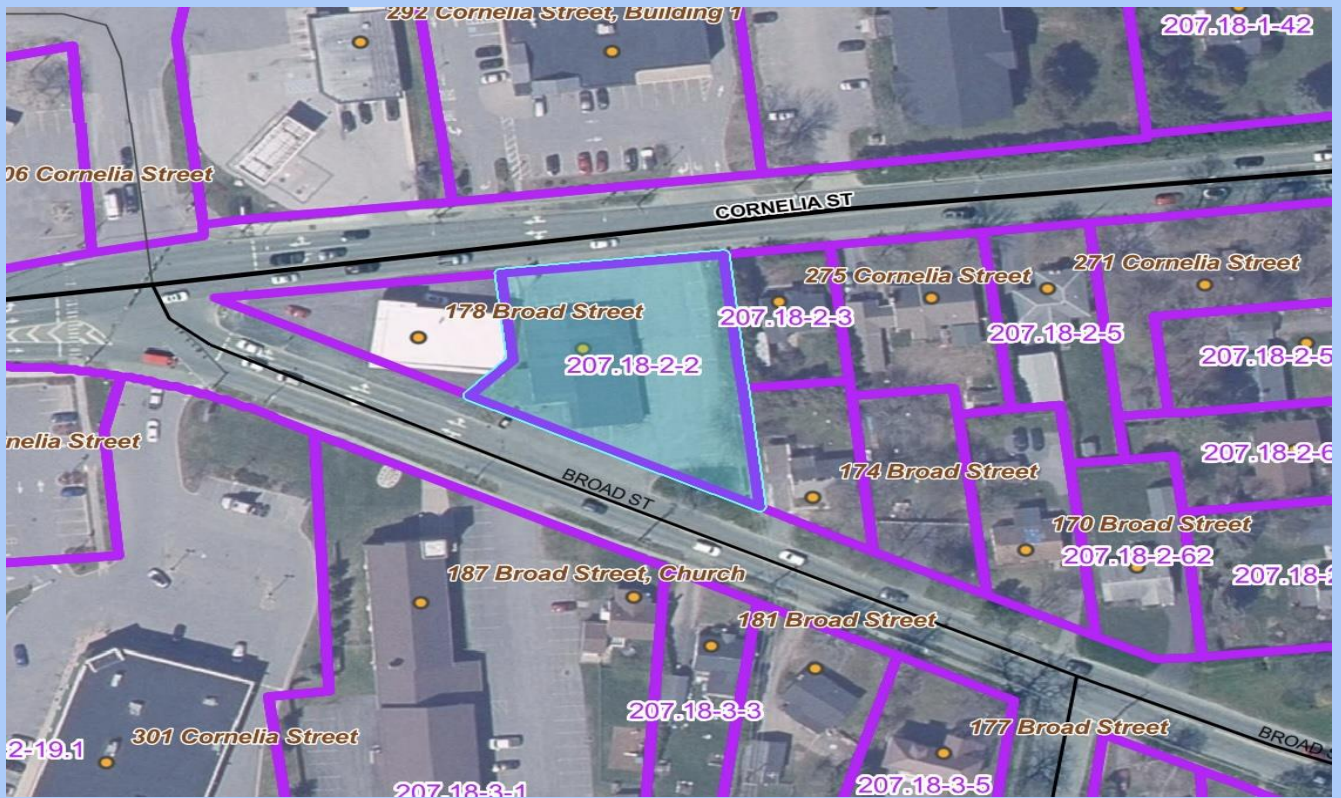
## PROPERTY DETAILS

- 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



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

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

<b>Status:</b>	Active
<b>Roll Section:</b>	Taxable
<b>Swis:</b>	091300
<b>Tax Map ID #:</b>	207.18-2-2
<b>Property Class:</b>	484 - 1 use sm bld
<b>Site:</b>	COM 1
<b>In Ag. District:</b>	No
<b>Site Property Class:</b>	484 - 1 use sm bld
<b>Zoning Code:</b>	12 - B-2 Highway
<b>Neighborhood Code:</b>	13502 - Rte 3
<b>School District:</b>	Plattsburgh
<b>Total Assessment:</b>	2025 - \$310,000
<b>Property Desc:</b>	Deli & Lot
<b>Deed Page:</b>	1566
<b>Grid North:</b>	2138326

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

### 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

<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Electric		

### Inventory

<b>Overall Eff Year Built:</b>	0	<b>Overall Condition:</b>	Normal
<b>Overall Grade:</b>	Average	<b>Overall Desirability:</b>	4

### Buildings

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

### Improvements

Structure	Size	Grade	Condition	Year
Canpy-com st	1,040.00 sq ft	Average	Normal	1985
Paving-asphlt	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 %
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### Taxes

Year	Description	Amount
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.



# 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> </ul> <p>Eating and drinking establishments</p> <p>Hotels and motels</p> <p>Churches and other houses of worship</p> <p>Schools, excluding day-care and nursery facilities</p> <p>Public parks and recreational facilities</p> <p>Governmental, semipublic and or public institutions</p> <p>Private clubs</p> <p>Funeral homes</p> <p>Nurseries and supplies of flowers and/or plants</p> <p>Newspaper publishing facilities</p>	<p>Parking and loading areas</p> <p>Other uses customarily accessory to the permitted principal uses defined in this chapter</p>	<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:

- Three-year renewable special permit required.
- 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.
- This use is subject to other location requirements and is not permitted throughout the zone.

PRESENTED BY:



30 Bridge Road Suite 111 Rouses Point, NY 12979

PH: 800-545-8125 FX: 518-297-3264

[www.cdcrealestate.com](http://www.cdcrealestate.com)

Licensed NYS Broker



Matthew T. Boire

Licensed NYS Broker

[Matt@cdcrealestate.com](mailto:Matt@cdcrealestate.com)



Alexandra L. Barie

Licensed NYS Assoc. Broker

[Alex@cdcrealestate.com](mailto:Alex@cdcrealestate.com)