



FOR SALE/LEASE: GREAT PROFESSIONAL SPACE

4549 Route 9 Plattsburgh, NY 12901

ASKING: \$365,000

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

Executive Summary

4549 Route 9 Plattsburgh, NY 12901

This well-kept office building in the town of Plattsburgh offers 3,131 +/- SF of space, including several private offices, a conference room, and small kitchenette area.

The building can be divided into two separate suites and is equipped with fiber optics for high-speed internet. It also features ample parking, is zoned NC for a variety of uses.

Conveniently located near area businesses, highways, an international airport, and a shopping center, this property is ideal for diverse business needs.

Feel free to call or write CDC Real Estate with any questions you may have.

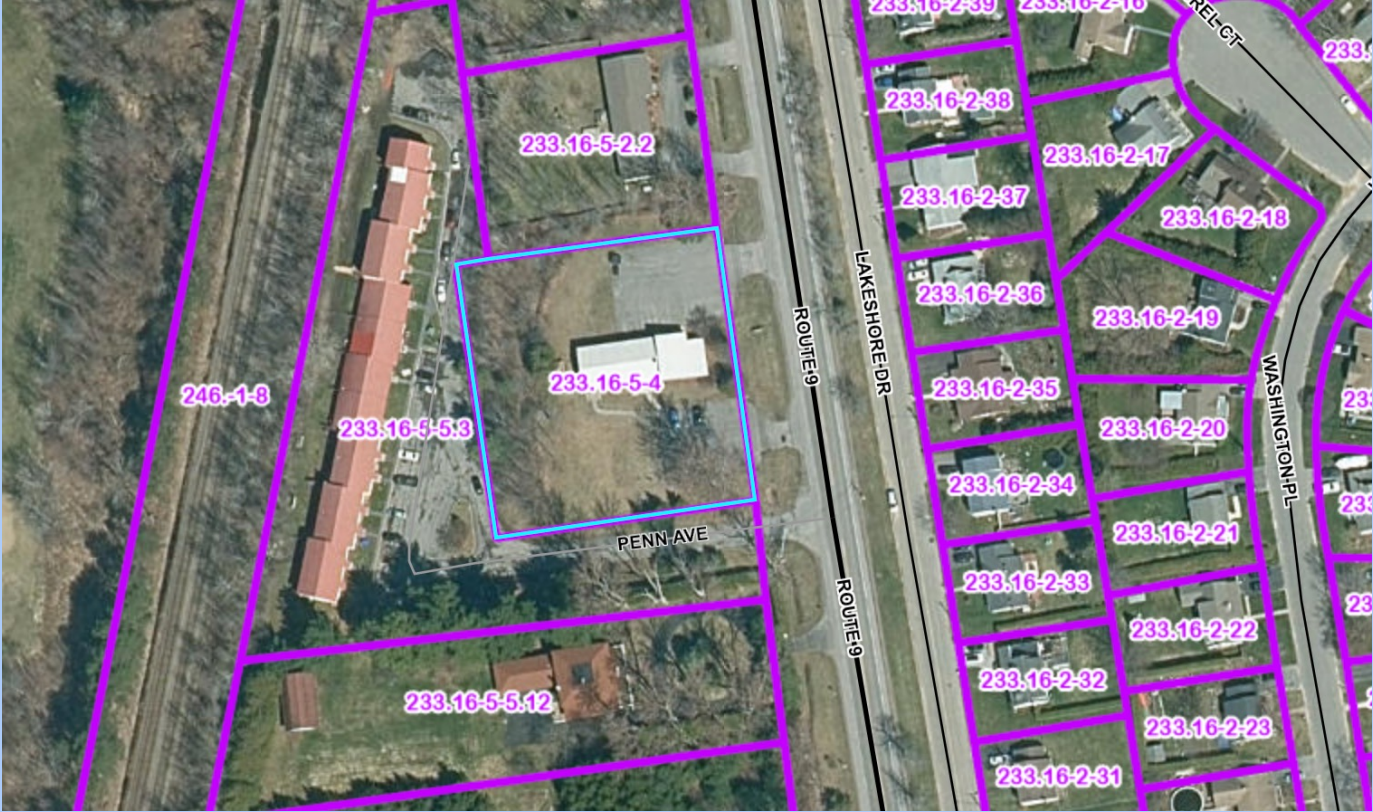
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PROPERTY DETAILS

- 3,131 +/- SF total
- Several private offices, conference room, bathrooms, and small kitchenette area.
- Could be split up into two separate suites.
- Fiber optics at the site
- Newer carpet throughout
- Ample parking
- 400 AMP 3 Phase
- Zoned NC
- Metal roof
- Municipal water and sewer
- Natural gas
- Partial basement- can be used for storage



AERIAL MAPS



COUNTY REPORT



Navigation Tax Maps | DTF Links Assessment Info

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[Go back to property info](#)



Property Description Report For: 4549 Rt 9, Municipality of Town of Plattsburgh



Status: Active
Roll Section: Taxable
Swis: 094200
Tax Map ID #: 233.16-5-4
Property Class: 464 - Office bldg.
Site: COM 1
In Ag. District: No
Site Property Class: 464 - Office bldg.
Zoning Code: NC
Neighborhood Code: 42505
School District: Peru
Total Assessment: 2024 - Tentative \$200,000
 2023 - \$180,000
Property Desc: Pat Pop
Deed Page: 62933
Grid North: 2124513

Total Acreage/Size: 210 x 200
Land Assessment: 2024 - Tentative \$97,000
 2023 - \$60,600
Full Market Value: 2024 - Tentative \$200,000
 2023 - \$211,800
Equalization Rate: 2024 - Tentative 100.00%
 2023 - 85.00%
Deed Book: 20142
Grid East: 766894

Owners

Jack Conroy Debra Conroy
 28 Lakeland Dr 28 Lakeland Dr
 Plattsburgh NY 12901 Plattsburgh NY 12901

Sales

No Sales Information Available

Utilities

Sewer Type: Commn/public
Water Supply: Commn/public
Utilities: Electric

Inventory

Overall Eff Year Built: 1985
Overall Grade: Average
Overall Condition: Normal
Overall Desirability: 3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Injnt Blggs
80	0	0	0	Unfinished	1975	1985	Good	Average	3131	1	1

Improvements

Structure	Size	Grade	Condition	Year
Pavng-asphalt	6184 x 4	Average	Normal	1984

Special Districts for 2024 (Tentative)

Description	Units	Percent	Move Tax	Taxable
AB008-Platt Consol Amb Dis	0	0%	0	200000
FD023-So Platt Fire Dist	0	0%	0	200000
LT037-Platt Consol Lt Gen	0	0%	0	200000
LT038-Platt Consol Lt Spec	0	0%	0	200000
LT039-Platt Consol Lt Cap	0	0%	0	200000
SS018-PCSD Special Capital	0	0%	0	200000
SS020-PCSD Special Capital	0	0%	0	200000
SW025-PCSD General	0	0%	0	200000
SW026-PCSD Gen Capital	0	0%	0	200000
WD014-PCWD Gen Capital	0	0%	0	200000
WD046-PCWD General	0	0%	0	200000
WS013-PCWD Spec Capital	0	0%	0	200000
WS024-PCWD Special	0	0%	0	200000

Special Districts for 2023

Description	Units	Percent	Move Tax	Taxable
AB008-Platt Consol Amb Dis	0	0%	0	180000
FD023-So Platt Fire Dist	0	0%	0	180000
LT037-Platt Consol Lt Gen	0	0%	0	180000
LT038-Platt Consol Lt Spec	0	0%	0	180000
LT039-Platt Consol Lt Cap	0	0%	0	180000
SS018-PCSD Special Capital	0	0%	0	180000
SS020-PCSD Special Capital	0	0%	0	180000
SW025-PCSD General	0	0%	0	180000
SW026-PCSD Gen Capital	0	0%	0	180000
WD014-PCWD Gen Capital	0	0%	0	180000
WD046-PCWD General	0	0%	0	180000
WS013-PCWD Spec Capital	0	0%	0	180000
WS024-PCWD Special	0	0%	0	180000

Exemptions

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

Year	Description	Amount
2024	County	\$1,855.58
2023	County	\$1,845.77
2023	School	\$3,331.26

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

What do you want in the report?

- Owners
- Utilities
- Buildings
- Improvements
- Special Districts
- Sales
- Inventory
- Site Uses
- Land Types
- Exemptions

[Print Report](#)



ZONING CONTINUED

USE NAME	TOWN DISTRICTS														TOWN CENTER DISTRICTS (Refer to Town Center Zoning)					
	R-1	R-2	R-3	R-4	R-5 (MH)	MDR	NC	I	L/LC/OS	A1	A2	C	SC	IP	T6	T5	T4	T3C	T3R	SD
Solar, Building-Integrated Solar Energy System (Tier 1)	●	●	●	●	●	⊗	●	●		●	●	⊗	⊗	●	⊗	⊗	⊗	⊗	●	●
Solar, Roof-Mounted Solar Energy System (Tier 1)	●	●	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●
Solar, Ground-Mounted Solar Energy System (Tier 2)		⊗		⊗	⊗			⊗		○	⊗	⊗	⊗	⊗	○			⊗	⊗	⊗
Solar, Large Scale Roof Mounted Solar Energy System								○		○	○			○						○
Storage Yard								⊗					⊗							⊗
Taxi Service/ Ride-sharing Service								⊗		⊗	⊗	⊗	⊗		⊗	⊗	⊗			⊗
Technology Manufacturing								⊗		⊗	⊗			⊗						⊗
Warehouse/Distribution Facility								⊗		⊗	⊗	⊗		⊗						⊗
Wholesale Business								⊗		⊗	⊗	⊗		⊗						⊗
Wind Energy Facility, Small		⊗		⊗	⊗					○	○			○						○
Wind Energy Facility, Small Roof-Mounted								○		○	○			○						○

● = Permitted ⊗ = Subject to Site Plan Review ○ = Subject to Special Permit Review 1 = Permitted only on second story or above 2 = Permitted in association with public/private educational facilities 3 = Less than 10,000 g.s.f.



PRESENTED BY:



30 Bridge Road Suite 111 Rouses Point, NY 12979

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

www.cdcrealestate.com

Licensed NYS Broker



Matthew T. Boire

Licensed NYS Broker

Matt@cdcrealestate.com



Alexandra L. Barie

Licensed NYS Assoc. Broker

Alex@cdcrealestate.com